



318 Newton Road
Rushden, NN10 0SY



Simpson & Weekley

"Out of the town and into the countryside". Situated on the outskirts of town, in a semi-rural location overlooking paddocks and fields is this established, three bedroom, semi-detached family home. The property boasts a beautifully maintained and well stocked rear garden backing onto paddock land, benefits from gas radiator central heating, double glazing and off road parking leading to a garage. The accommodation in brief to the ground floor comprises entrance hall with side door to the garage currently sectioned into an office area and a store space, ground floor shower room, L-shaped lounge/dining room with log burner and large patio doors framing views of the picturesque garden. To the first floor there is a landing with doors to the family bathroom and three bedrooms. Externally there is a low maintenance front garden providing parking for a minimum of two cars and access to the garage and an enclosed rear garden mainly laid to lawn with well stocked bordering bedding areas, a variety of trees, paved patio and views over a paddock to the rear. EPC Rating E, Council Tax Band C

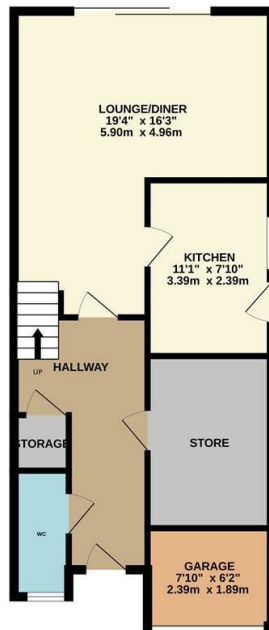


£313,000

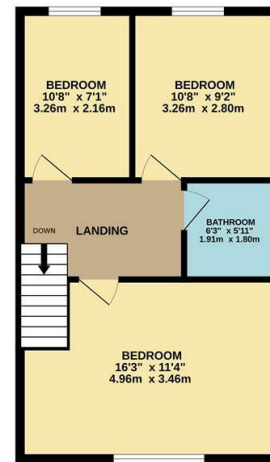
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GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW