



2 Kendal Close

Rushden, Northamptonshire NN10 0QF



Simpson & Weekley

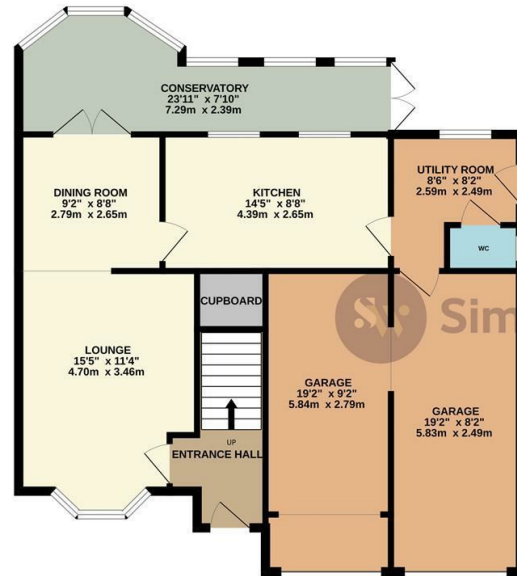
DETACHED EXECUTIVE HOME Simpson and Weekley are delighted to offer to the market this extended five bedroom detached family home. Ideally located on the popular Barrington Road estate and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home has been greatly improved by the current owners and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, family room, kitchen, utility room and WC downstairs. The first floor boasts a large master bedroom with en-suite shower room, three further double bedrooms and a single fifth bedroom. There is also a re-fitted family bathroom on the first floor. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden with a timber built summer house with power and lighting. To the front of the property is a front garden, a double integral garage and a private driveway with parking for several cars. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band D

£450,000

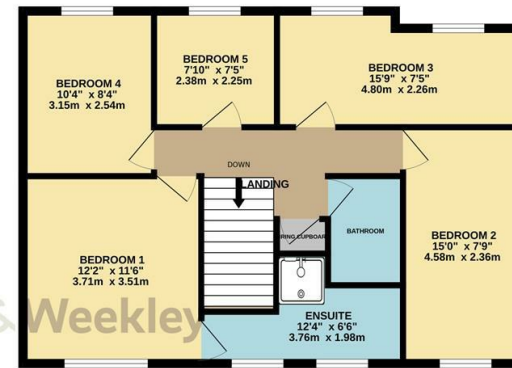
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GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 1665 sq.ft. (154.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(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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