



21 Little Street

Rushden, Northamptonshire NN10 0LS



Simpson & Weekley

Located in the heart of Rushden, this detached property, formerly a bakery, offers a unique opportunity to own a piece of the town's history. Boasting five/six generously-proportioned bedrooms, two/three reception areas, and nearly 1900 sq ft of living space, this captivating residence offers fantastic versatile living space. Upon entering the property there is a spacious study hall and doors to all ground floor bedrooms, a family bathroom and the long rear lobby that leads to the rear garden. Ascending the staircase, the first floor landing provides access to two further double bedrooms - one of which comes with an area ideal to be used as a dressing area and an en-suite shower room and an open plan lounge/dining room with an opening to the kitchen and patio doors to the decking area and garden. There are a number of notable features within the property such as period fire places, and the original wooden 'Little Street Bakery' sign on the front of the building. The property is further enhanced by its established rear garden, ideal for outdoor gatherings or peaceful moments of reflection. An 18' garage provides ample storage space for a vehicle and recreational equipment, adding to the convenience and functionality of this exceptional residence. Situated on a quiet back street near the town centre, residents benefit from the tranquillity of the surroundings while also enjoying easy access to local amenities. With shops, schools, and parks within walking distance, as well as the picturesque Hall Park nearby, this property offers the perfect balance of convenience and serenity. For commuters, the property's location provides easy access by car to the A6 and A45, ensuring smooth travel to nearby towns and cities. Contact us today to schedule a viewing and experience the allure of this exceptional residence firsthand. EPC Rating Ordered, Council Tax Band E

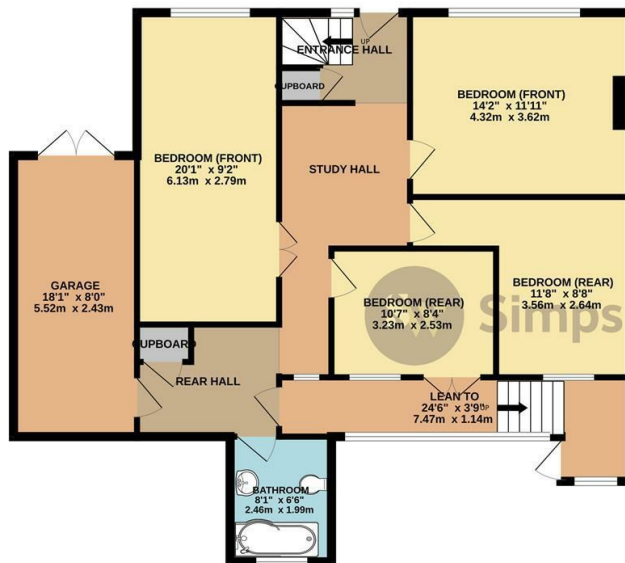


£385,000

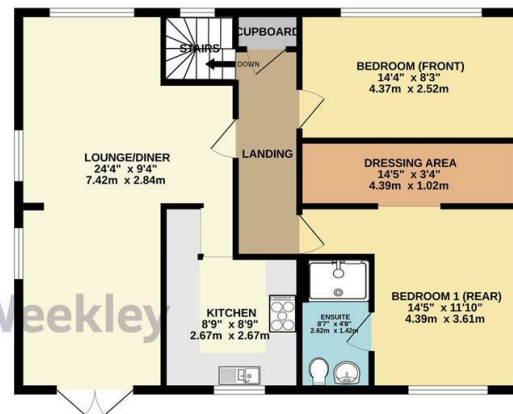
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GROUND FLOOR  
1075 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA: 1863 sq.ft. (173.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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