



17 Manton Road

Rushden, Northamptonshire NN10 0JT



Simpson & Weekley

A REAL GEM Simpson and Weekley are delighted to offer to the market this wonderful three-bedroom Victorian family home. Ideally located in the heart of Rushden and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, a large bay fronted lounge, dining room, kitchen, utility room and shower room downstairs. The first floor offers three double bedrooms and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a mature private rear garden, a courtyard front garden and a private driveway to the side of the home. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band B



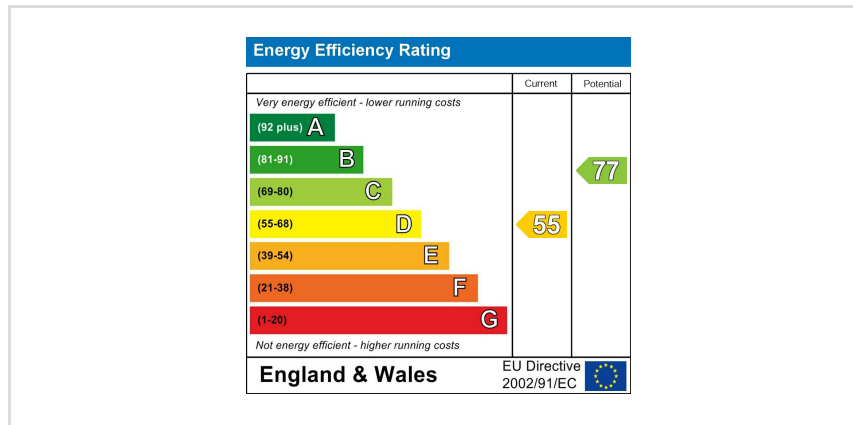
£325,000

3 2 2





TOTAL FLOOR AREA: 1262 sq ft. (117.2 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 misstatement. 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.
 Made with Metropac 02024



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
&Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

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

30 High Street, Rushden, Northants, NN10 0PW