



3 Aintree Drive  
Rushden, NN10 0YS



**Simpson & Weekley**



"Idyllic location for family living". Situated on a popular development, overlooking a green and park area is this deceptively large, four bedroom, detached family home. Offered to the market with no upward chain, the property also boasts separate reception rooms, a refitted kitchen, the addition of a conservatory and a bathroom en-suite to the master bedroom. The accommodation in brief comprises entrance hall with double doors to the living room, dining room, conservatory, refitted kitchen with island unit, utility room and cloakroom to the ground floor. To the first floor there are four bedrooms with an en-suite to the master bedroom and a family bathroom. Externally there is an enclosed rear garden mainly laid to lawn and a front garden with off road parking leading to a single garage. The house is within walking distance of schooling, a medical centre, shops, parks and field walks. On the edge of town there is the popular Rushden Lakes retail and leisure complex and nearby towns of Wellingborough and Bedford also offer railway stations with direct lines into London St Pancras well within an hours journey. EPC Rating D, Council Tax Band E



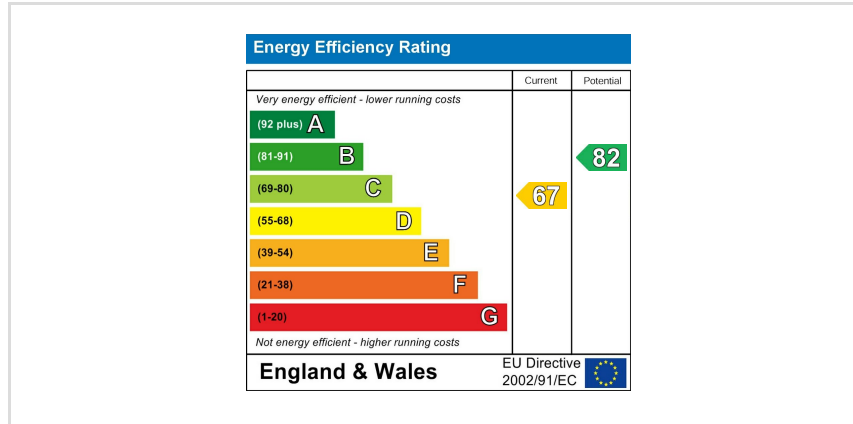
Offers In The Region Of £350,000

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TOTAL FLOOR AREA - 1437 sq ft. (133.5 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.  
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