



349 Wellingborough Road  
Rushden, NN10 6BA



**Simpson & Weekley**



"Mature yet modernised with huge potential to extend" Situated on the prestigious 'Wellingborough Road', set on an enviable plot is this mature, bay fronted, three bedroom detached family home. The property has been modernised over recent years throughout to even include a roof clean. There are benefits of gas radiator central heating, double glazing, an impressive refitted four piece bathroom and parking for numerous cars leading to a single garage. The property offers potential for extensions to the rear and side (subject to PP) should the purchaser wish to add even more space to the internal accommodation. Currently the ground floor comprises entrance porch and hallway, lounge with sliding doors to dining room, kitchen open plan to a breakfast area and a cloakroom. To the first floor there are three bedrooms and a four piece bathroom. Externally the partially enclosed front garden provides parking for several cars and access to the garaging and to the rear there is an enclosed and established rear garden mainly laid to lawn with a raised pond, patio areas and timber shed. EPC Rating Ordered, Council Tax Band C

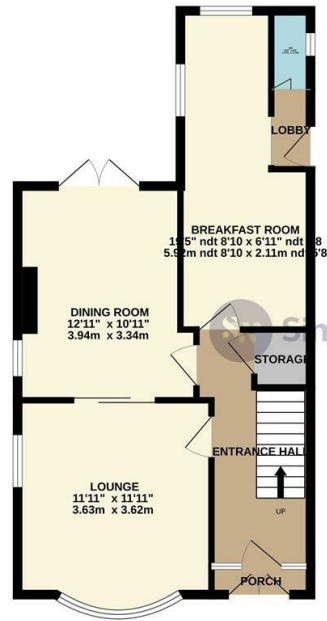


£375,000

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GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac 12/2014



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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