



22 Fern Road  
Rushden, NN10 6AU



**Simpson & Weekley**

“Extended open plan living for entertaining!” Situated on this popular street towards the outskirts of Rushden is this impressive, individually built, extended residence that has been modernised and refurbished throughout. The property now boasts a stunning refitted kitchen with quartz worktops, integral appliances to include a washing machine, dishwasher, full height fridge and full height freezer, microwave, oven and 5 ring induction hob. The quartz worktops create the perfect contrast to the darker units and provide a sizeable breakfast bar that provides a centre point of the room that stretches in a wrap around fashion into a partially vaulted snug with French doors overlooking the garden. There is also a spacious living room, ground floor cloakroom and garage accessed from the entrance hall that is currently unofficially part converted as a heated office space with double glazed window to the side. To the first floor there is a light and airy landing with doors to three double bedrooms and a four piece family bathroom. Externally the rear garden is mainly laid to lawn with a seating area and a low maintenance front garden providing off road parking and access to the garage. This house has been impressively renovated throughout notably including oak doors to the ground floor and LVT flooring in the entrance, cloakroom and kitchen/family area more making this a great home for anyone wanting a property they can simply move into. The A45 is just a short drive away providing access to both the A6 bypass and the larger near town of Wellingborough where a direct train from the railway station will see you arrive in London within an hours journey. Schools, parks, the High Street and the highly regarded Rushden Lakes retail and leisure complex are all within walking distance making this an idea location for any family. EPC Rating Ordered, Council Tax Band D

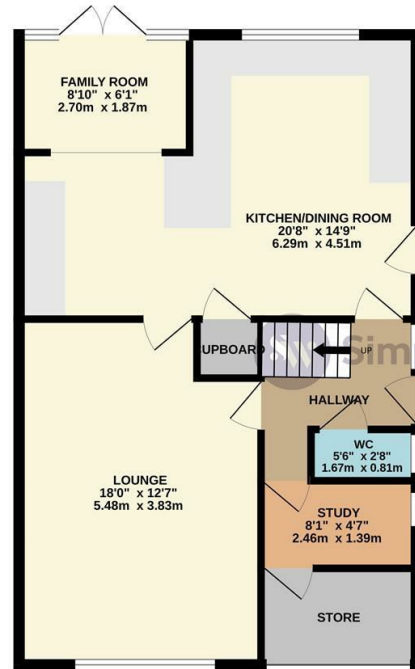


Offers In Excess Of £375,000

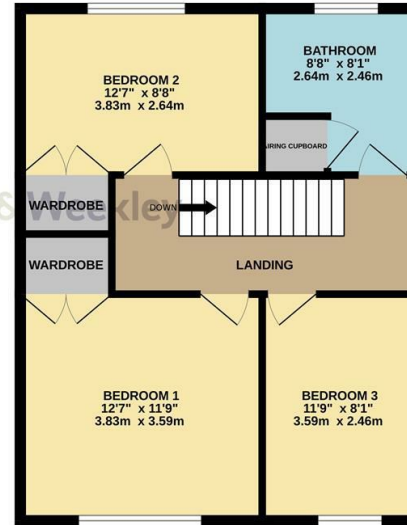
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GROUND FLOOR  
676 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



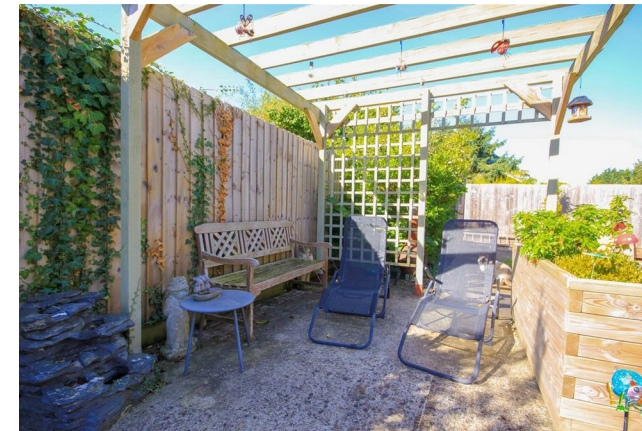
TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx.

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
<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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