



45 Vicarage Road  
Rushden, NN10 0BF



**Simpson & Weekley**



Nestled in the heart of the charming Vicarage Road in Rushden, this delightful three-story townhouse is a gem waiting to be discovered. Boasting two reception rooms, three bedrooms and three bathrooms, this property offers ample space for comfortable living.

As you step into the entrance hallway, you are greeted by a sense of warmth and homeliness. The ground floor comprises a cosy lounge, a modern kitchen diner perfect for family meals, and a convenient WC. Moving up to the first floor, you'll find two spacious double bedrooms and a family bathroom, ideal for relaxation and unwinding after a long day.

Venture up to the top floor, and you'll be pleasantly surprised by the luxurious master bedroom featuring an en-suite shower room and built-in wardrobes, providing a private sanctuary within your own home.

One of the highlights of this property is the landscaped private rear garden, offering a tranquil outdoor space for enjoying a morning coffee or hosting summer gatherings. With access to a single garage, storage and parking are made easy. Additionally, the private driveway provides parking for one vehicle, ensuring convenience for you and your guests.

Situated in a popular family area, this townhouse is surrounded by a host of amenities including shops, parks, schools, and the ever-popular Rushden Lakes development, offering a vibrant lifestyle for all ages.

Don't miss the opportunity to make this chain-free property your own and experience the comfort and convenience it has to offer. Book a viewing today and step into your future home on Vicarage Road.

Council Tax Band C, EPC Rating C

£275,000



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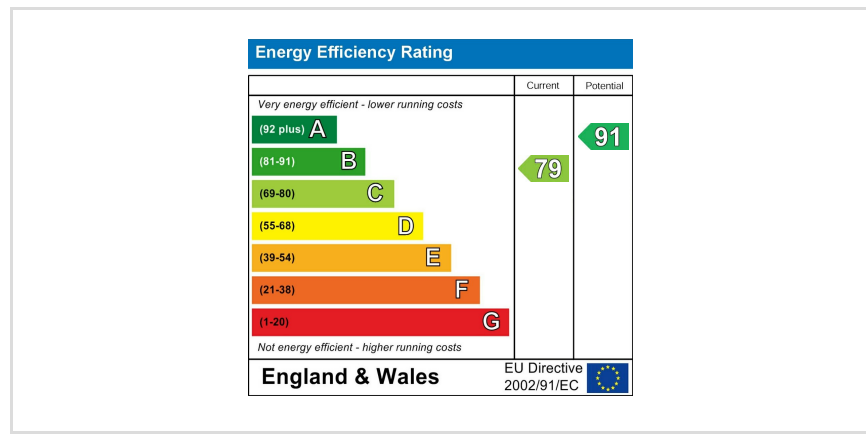


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TOTAL FLOOR AREA: 936 sq.ft. (86.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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