



6 Hillary Road
Rushden, NN10 9NZ



Simpson & Weekley

"Impressive Loft Conversion, Heated Conservatory and a Study Area". Located on a sought after road is this mature, semi-detached family home that comes with extended accommodation via a loft conversion and a large heated conservatory. The creation of a second floor not only provides a spacious light and airy double bedroom with adjoining walk in wardrobe (that could be converted into an en-suite cloakroom), there is now the addition of a study area in the former third bedroom meaning the house now comes with three double bedrooms and a study area. There are also benefits of off road parking, a single garage, two reception areas, gas radiator central heating, double glazing and a ground floor cloakroom. The accommodation in brief comprises entrance hall, cloakroom, lounge open plan to dining room, conservatory and kitchen to the ground floor. To the first floor there are two double bedrooms, a family bathroom, a study area and stairs to the second floor bedroom. Externally the front garden comes with off road parking, boundary low level walling and access to the garage. The rear garden is mainly laid to lawn with bordering plants and shrubbery and two paved seating areas. EPC Rating D, Council Tax Band C

£299,995



3



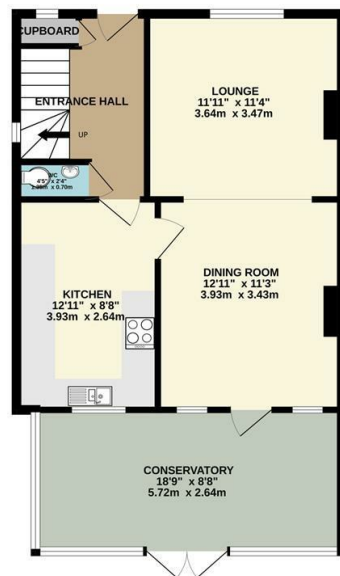
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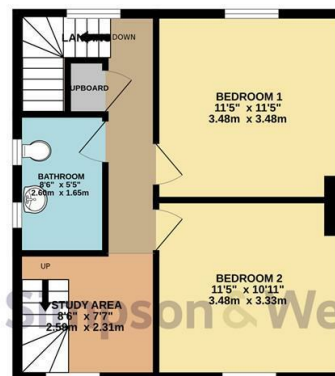
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GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA: 1338 sq.ft. (124.3 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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