



5 Ballantyne Road  
Rushden, NN10 9FJ



**Simpson & Weekley**



Set on a small, well maintained modern development, built around a fishing lake and park is this very well presented, four bedroom detached family home. Having undergone an impressive transformation, this property now boasts an open plan refitted kitchen/dining room with French doors opening out onto the rear garden and benefits from refitted bathroom, en-suite and ground floor cloakroom. The accommodation in brief comprises entrance hall, cloakroom, lounge and open plan kitchen/dining room 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 a lawned front garden with a driveway providing off road parking leading to a garage and an enclosed, well stocked rear garden with paved patio and timber summerhouse. With schools, parks and shops all within walking distance, we believe this house really is a family home set in a beautiful and convenient location for any growing family. EPC Rating:

Offers In Excess Of £425,000



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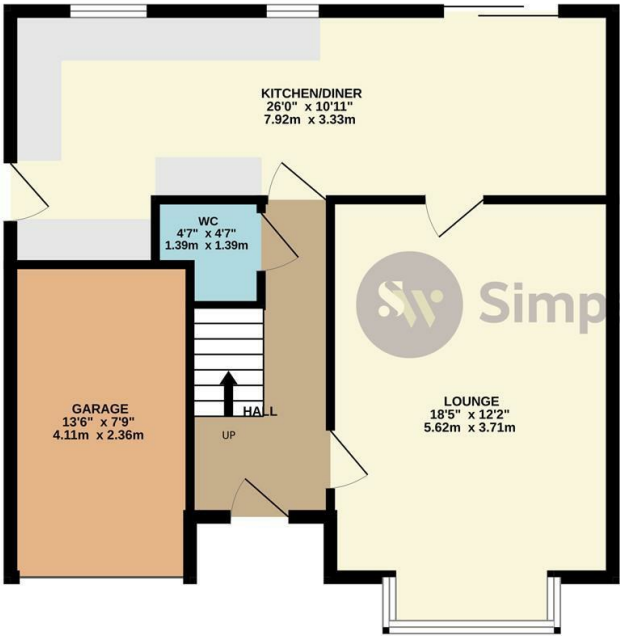


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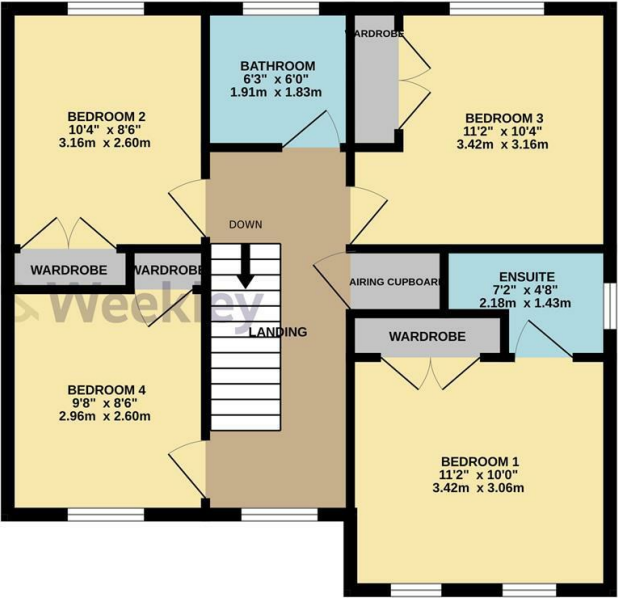


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GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.

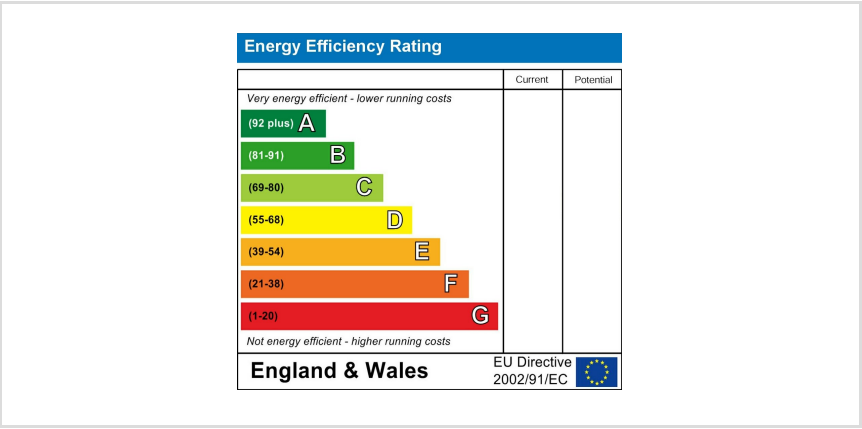


1ST FLOOR  
603 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 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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