



10. Glenfield Close
Rushden, NN10 9XY



Simpson & Weekley

Situated in a popular cul-de-sac location is this three/four bedroom detached property with very well-appointed living accommodation throughout, with the ground floor comprising of a spacious entrance hall, cloakroom/WC, open-plan living/dining room, kitchen, conservatory, and a study/bedroom four. On the first floor are three bedrooms, one of which is a good-sized double, and a family bathroom. The property benefits from a private driveway with a single garage, and to the rear is a beautifully-tended, private garden.

The property itself is positioned in an excellent residential location close to all the town's amenities, to include; shops, cafes, parks, schools for all ages, and the popular Rushden Lakes Shopping and Leisure Centre is just a few minutes' drive away. For commuters, there is quick access to the A6 and A45, and Wellingborough train station is just a 10-minute drive with quick links to St Pancras.

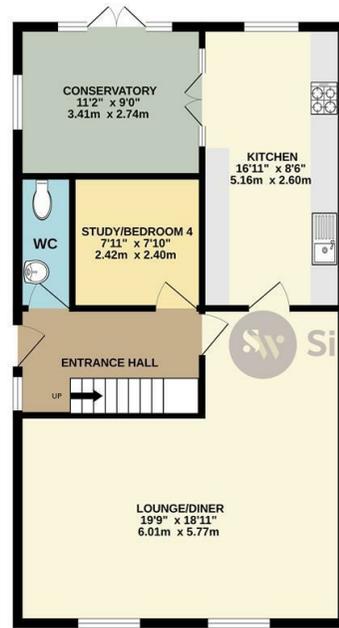
Council Tax Band C, EPC Rating D.

£275,000

 3  2  1



GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 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 fixtures, 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		86
(69-80) C		
(55-68) D	59	
(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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01933 418917

rushden@simpsonandweekley.co.uk

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30 High Street, Rushden, Northants, NN10 0PW