



46 Paddocks Road  
Rushden, NN10 6RY



**Simpson & Weekley**

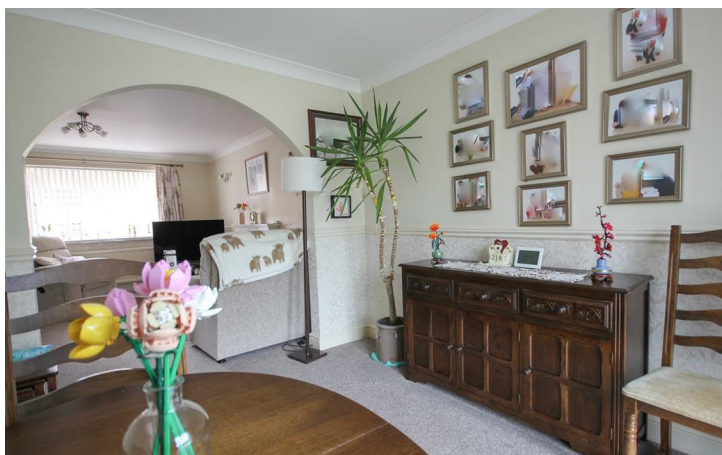


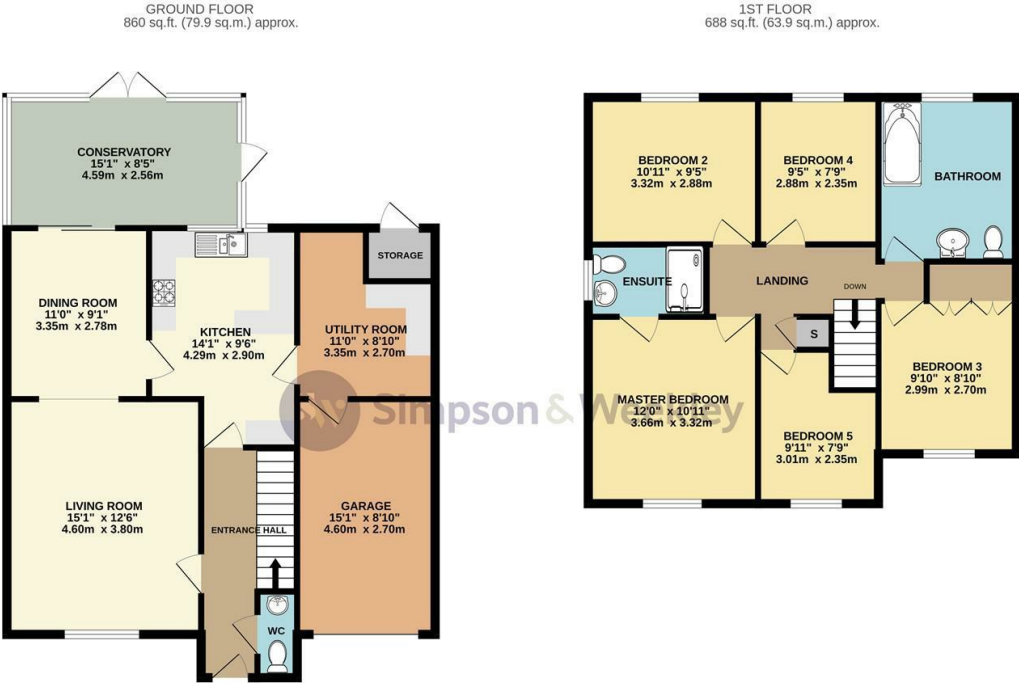
Positioned in a popular location on the Northern edge of Rushden, is this modern established family home. There is approximately 1,500 sq. ft of well-appointed living accommodation, comprising of an entrance hall, cloakroom/WC, living room opening to the dining area, re-fitted kitchen, utility room, and conservatory on the ground floor. On the first floor are five bedrooms, one of which hosts an ensuite shower room, and a large family bathroom. The property enjoys a paved driveway for three cars and a single garage, and to the rear is a beautiful private rear garden.

The property itself is positioned in a highly-regarded quiet location, whilst also being within close proximity to the town's amenities, schools and shops. The popular Rushden Lakes Shopping and Leisure Centre is just a few minute's drive, or within walking distance, and benefits from an abundance of beautiful countryside walks and cycle paths nearby.

Council Tax Band E, EPC Ordered.

£425,000

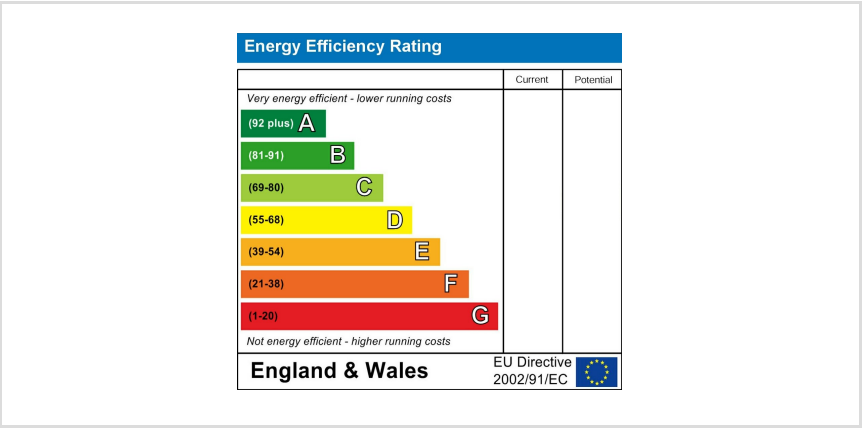




TOTAL FLOOR AREA : 1548 sq.ft. (143.8 sq.m.) approx.

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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[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

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30 High Street, Rushden, Northants, NN10 0PW