



86 Coltsfoot Road

Rushden, Northamptonshire NN10 0GE



Simpson & Weekley

MOVE STRAIGHT IN Simpson and Weekley are delighted to offer to the market this wonderful three-bedroom detached family home. Ideally located on the south side of Rushden and offering easy access to lots local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home is beautifully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, large lounge at the rear of the home, kitchen diner and WC downstairs. The first floor boasts a large master bedroom with en-suite shower room, a second double bedroom, single third bedroom and a separate family bathroom. The current owners have also converted the garage currently being used as a salon with a separate WC. The property also benefits from gas central heating and double glazing throughout. Externally there is a private landscaped rear garden and ample off street parking to the front of the home. An internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer. Council Tax Band C, EPC Rating Ordered

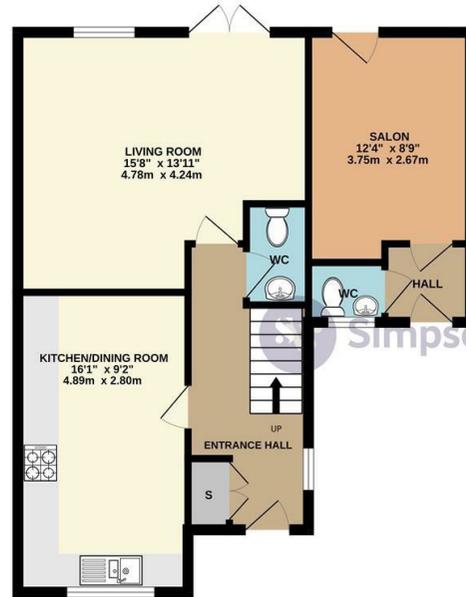


£350,000

3 2 2



GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA - 1032 sq.ft. (95.9 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 error, omission or mis-statement. The 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.
Made with Metropia 02025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(55-68) D		
(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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