



1 Monarch Gate
Rushden, NN10 0ER



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this superb three-bedroom detached family home, built in 2015 and nestled on a private road of just four detached properties.

There is well-appointed accommodation set over two floors, with the ground floor comprising a lovely spacious entrance hall, cloakroom/WC with additional understairs storage, 18ft living room, and kitchen/dining room. On the first floor you will find three bedrooms, two of which are doubles, an ensuite shower room and a family bathroom. There is a single brick-built garage to the side of the property with a driveway for two cars in front, and to the rear is a very private fence-enclosed garden with a patio and lawn area.

The property itself is situated in a secluded location at the top of Victoria Road, offering an excellent degree of privacy whilst also being within walking distance to the town centre and a variety of amenities. The popular Rushden Lakes Shopping and Leisure Centre is just a short drive, and for commuters both the A6 and A45 are easily accessible. Council Tax Band D, EPC Rating Ordered

£335,000



3



2

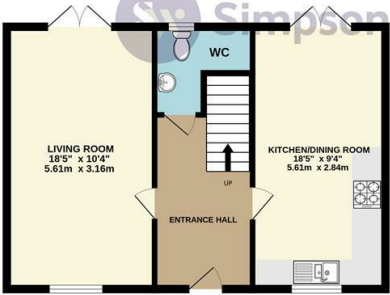
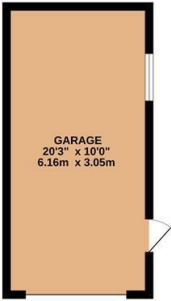


1

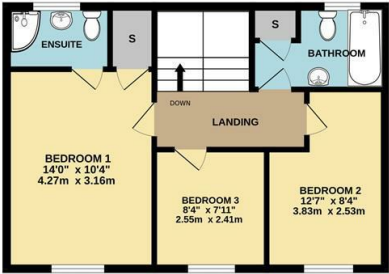


Simpson & Weekley

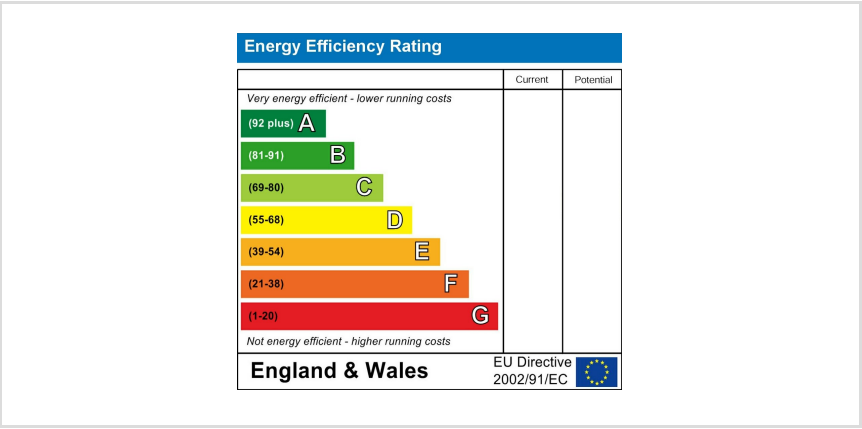
GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.7 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.
Made with Metropix ©2025



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW