



12 Lodge Road
Rushden, NN10 9HA



Simpson & Weekley

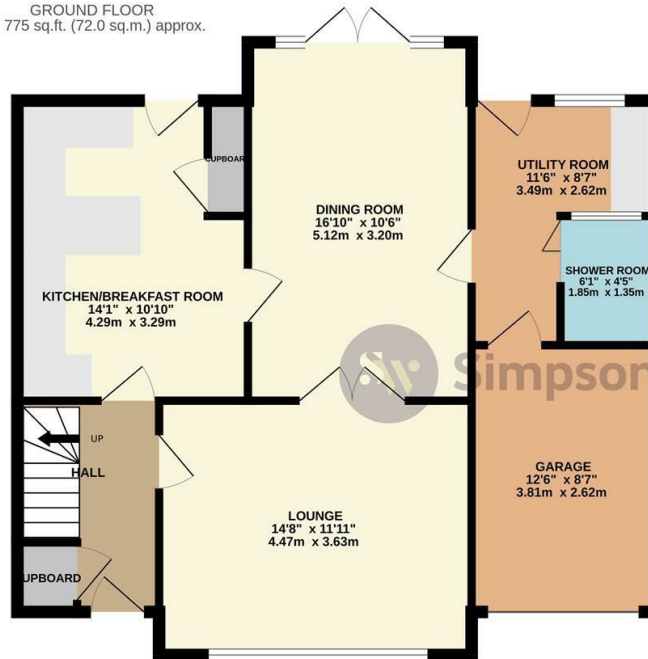
*****CHAIN FREE*** **TWO STORY REAR EXTENSION***** Simpson and Weekley are delighted to offer to the market this wonderful extended three bedroom semi-detached family home. Built by the renowned builder Alfred Underwood and ideally located on the edge of Rushden while offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, kitchen breakfast room, dining room, utility room and shower room downstairs. The first floor offers three double bedrooms and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a beautiful and private rear garden, a mature front garden and block paved driveway in front of the single garage. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band C, EPC Rating D

£340,000

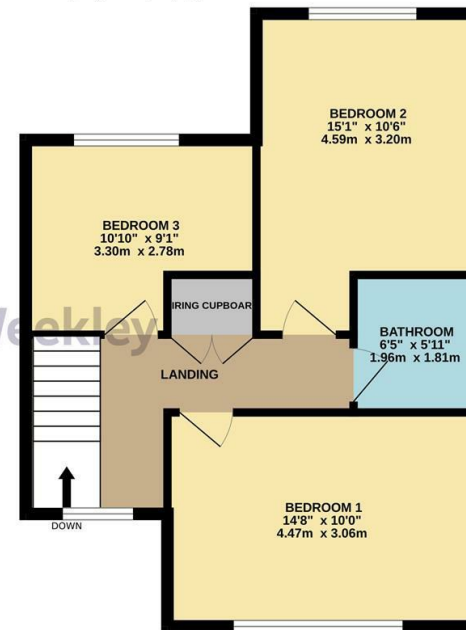


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GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(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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