



86 Harborough Road
Rushden, Northamptonshire NN10 0LP



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this exquisite three-bedroom detached home, set on a large plot and offering over 1,100 sq. ft of living accommodation.

The current owners have enhanced both the interior and exterior of the property to a very high standard, making this a versatile property to create a family home, or for those seeking a quiet retreat. The accommodation comprises a beautiful bay-fronted living room, re-fitted kitchen/dining room with a skylight and folding doors to the rear garden, two double bedrooms, and one large single currently used as a dressing room. There is also a high-quality shower room off the main hallway.

There are electric gates providing parking for several vehicles to the rear of the property, accessed off Pembroke Close. The rear garden is approximately 100 ft in length, with multiple aspects and a detached brick-built outbuilding with plumbing, light and power - ideal as a home office, or an annexe subject to the relevant permissions.

Both the A6 and A45 are easily accessible with Rushden Lakes and Wellingborough Railway Station just a short drive away, and convenience stores and bus routes are within easy walking distance.

EPC Rating Ordered, Council Tax Band C

£400,000



3



1



2



Simpson & Weekley

GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any 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 Homestyler (2020).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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**.



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