



58 Larkin Gardens  
Rushden, NN10 8PE



**Simpson & Weekley**

Simply Stunning! This modern, detached family home has been modernised and now boasts an impressive extension across the rear of the property providing a 29'6 x 18' open plan kitchen/dining/family room. With a refitted bathroom and en-suite, a landscaped rear garden and modern decor throughout, this property is ideal for anyone looking for a ready made home. The accommodation in brief comprises entrance hall, bay fronted living room with inset wood burner, cloakroom, utility room, a spacious refitted kitchen that seamlessly flows into a dining area with partially vaulted ceiling, sky light windows and French doors to the garden, the dining area then flows down into a sunken snug with picture window to the garden and a sky lantern. To the first floor the landing leads to four bedrooms with a refitted en-suite to the master bedroom and a refitted family bathroom. Externally the front garden brings parking for two cars and access to the garage whilst the lawned rear garden comes with a raised decking seating area and paved patio. The house is located within walking distance of the ever popular Rushden Lakes, the High Street, schools, parks and countryside walks. The A45 and A6 are easily accessible by car and nearby larger town of Wellingborough has a mainline station with direct trains to London St Pancras in well under an hours journey. EPC Rating Ordered, Council Tax Band D

£475,000

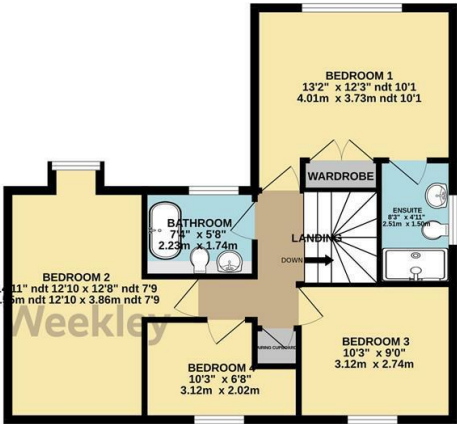


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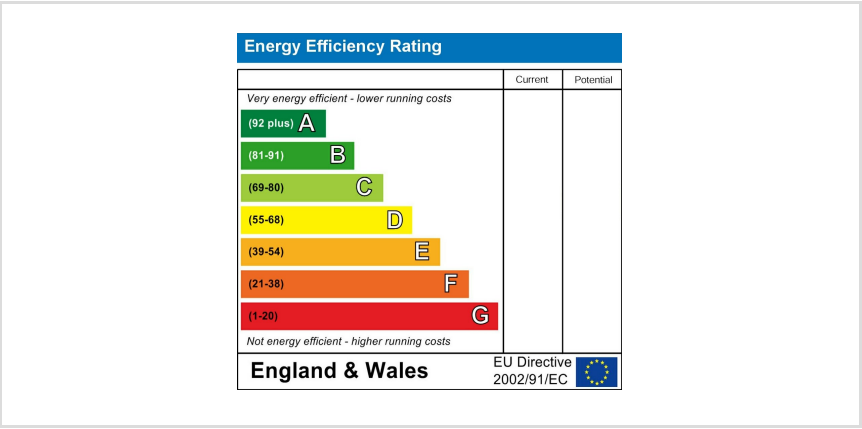
GROUND FLOOR  
922 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1535 sq.ft. (142.6 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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