



55 Springfield Road
Rushden, NN10 0QT



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this executive five-bedroom detached family home, with three reception rooms and offering over 1,300 sq. ft of living accommodation.

The property offers well-appointed accommodation arranged over two floors. The ground floor features a spacious entrance hall, a generous kitchen/breakfast room, a comfortable living room, and an extension currently used as a formal dining room. There is also a study, a cloakroom/WC, and a versatile snug which could serve as a fifth bedroom. Upstairs, you will find four further well-proportioned bedrooms, two with built-in wardrobes, along with an en-suite shower room and a modern family bathroom. Externally, you will find a single garage with off-road parking for two cars, and to the rear is a fence-enclosed, low-maintenance rear garden.

Situated in a sought-after residential location on the edge of Rushden, the property is ideally located within walking distance to the town's amenities whilst remaining in a quiet location. For those who enjoy the outdoors, there are numerous scenic countryside walks and cycle routes nearby, providing easy access to well-loved destinations such as Rushden Lakes Shopping Centre and the Stanwick Lakes Nature Reserve. For commuters, both the A6 and A45 are easily accessible.

EPC Rating C, Council Tax Band E.

£425,000



5



2



3

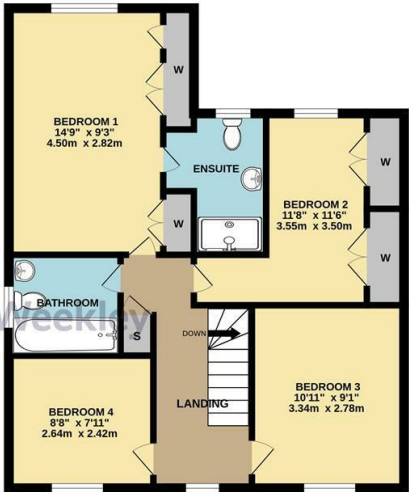


Simpson & Weekley

GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.9 sq.m.) approx.



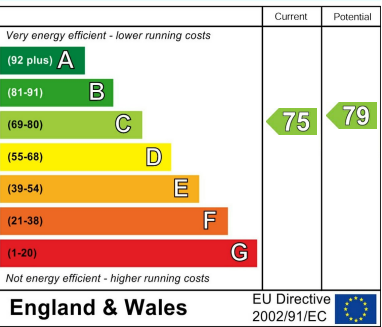
TOTAL FLOOR AREA: 1353 sq.ft. (125.7 sq.m.) approx.

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 5/2021



Energy Efficiency Rating



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