



1 Ballantyne Road  
Rushden, NN10 9FJ



**Simpson & Weekley**

Set on an attractive corner plot, overlooking fields to the rear is this modernised, four bedroom detached residence. Located on a sought after development just meters away from established parkland with fishing ponds, play areas and greens, this property presents an ideal home for any growing family. There are shops and popular schools within walking distance and the property itself comes with parking for several cars leading to a double garage and also the benefit of an EV Charger. The accommodation begins with an entrance hall with doors leading to all principle ground floor rooms to include double doors to a dining room. There is a refitted cloakroom, a study, refitted kitchen and a living room with a bay window to the front and double doors to the rear garden. The first floor landing comes with a character porthole window and a statement window collectively flooding the landing with light. There is a refitted family bathroom and four bedrooms with a refitted en-suite to the master bedroom. Externally the rear garden is mainly laid to lawn, has a paved patio, raised timber decking and wraps around the side of the property where you will find a timber summerhouse with inset hot tub. The highly regarded Rushden Lakes is just a 2 mile walk from the home and the nearby A45 and A6 bypass offers access routes to Wellingborough or Bedford where a direct train from their respective stations can see you arriving into London St Pancras within an hours journey. "A stunning property offering a true feeling of being detached, in a convenient setting and ready to move into".

EPC Rating C, Council Tax Band F

Offers Over £445,000



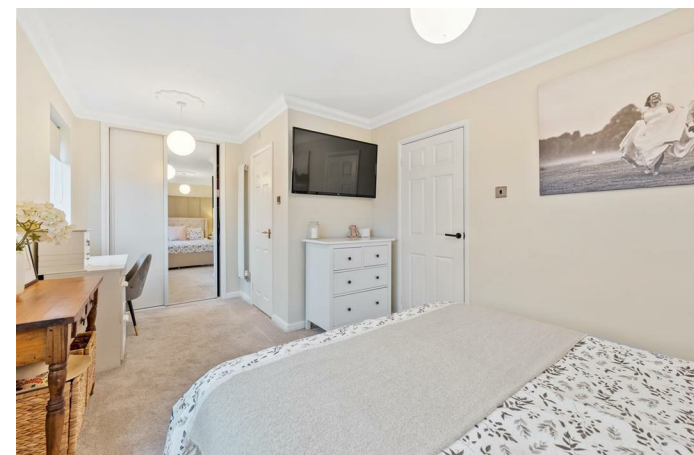
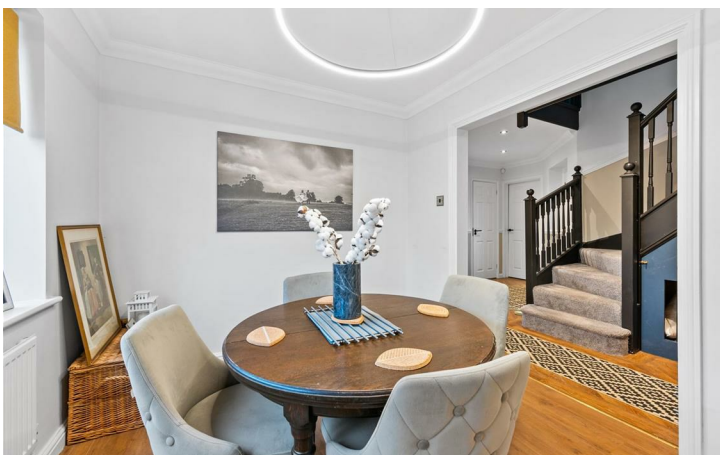
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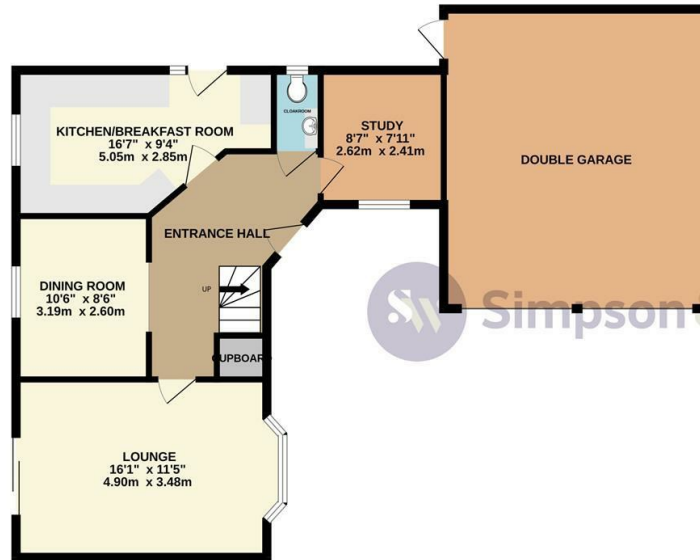
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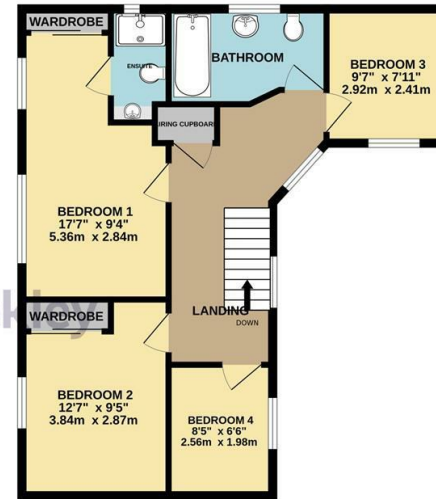
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GROUND FLOOR  
941 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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