



20 Woodland Road
Rushden, NN10 6UT



Simpson & Weekley

****NO ONWARD CHAIN**** Simpson and Weekley are delighted to offer to market this individually built, two double-bedroom detached bungalow, quietly situated on a private road and within walking distance to the town centre.

The property offers over 1,100 sq. ft (107 sq. m) of living accommodation set over one floor, comprising in brief a porch, entrance hall, living room, kitchen and separate dining room, two large double bedrooms and a bathroom. There is potential to convert/extend the loft, subject to the relevant planning permissions. Externally, the property benefits from a walled front driveway providing parking for three cars, in addition to an integral single garage. There is also a rear garden, with green areas and a large patio providing ample space for outdoor furniture.

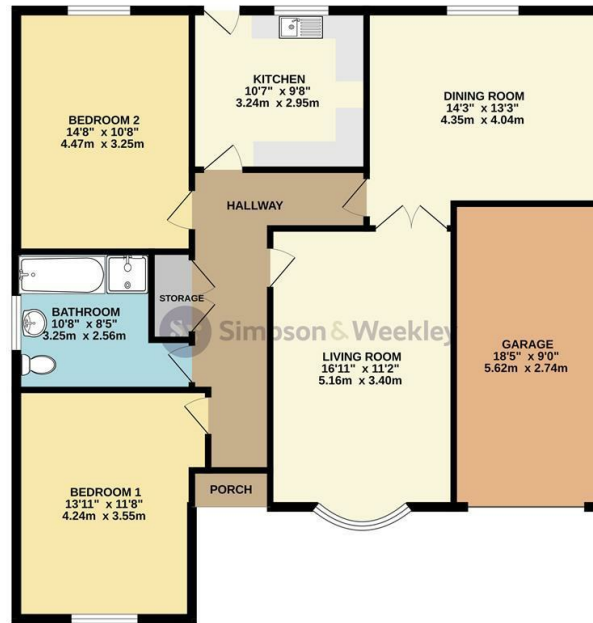
Woodland Road is a private road conveniently situated close to the town centre, offering easy access to a wide range of everyday amenities. The popular Rushden Lakes Shopping Centre is approximately a 20-minute walk away, or just a short drive, providing an excellent selection of shops, restaurants, leisure facilities, and direct access to miles of beautiful countryside walks and cycle routes. For commuters, the A6 and A45 are both easily accessible, offering excellent transport links.

EPC Rating D, Council Tax Band D

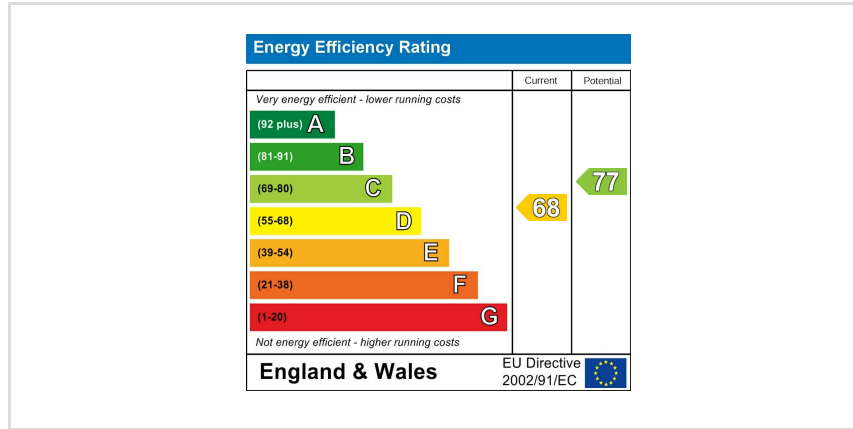
£350,000



GROUND FLOOR
1150 sq.ft. (106.9 sq.m.) approx.



TOTAL FLOOR AREA: 1150 sq ft (106.9 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of plans, fixtures, fittings 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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**Simpson
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