



15 Temple Gardens

Rushden, Northamptonshire NN10 0GN



Simpson & Weekley

****EXTENDED THREE-BEDROOM HOME**** Simpson and Weekley are delighted to offer to market this excellent family home, situated in a quiet yet convenient location on the edge of Rushden.

This well-appointed home offers spacious accommodation across two floors. The ground floor briefly comprises an entrance hall, a bright living room, a modern fitted kitchen, a separate dining room, utility room, and a cloakroom/WC. To the first floor are three well-proportioned bedrooms, with an ensuite shower room to the master and a family bathroom.

Externally, the property benefits from a beautifully maintained private rear garden, mainly laid to lawn with a patio seating area ideal for outdoor entertaining. There is also a summer house/shed, along with a detached single garage and off-road parking to the side.

The property is situated on the north-east edge of Rushden, just off John Clark Way, offering excellent access to both the A6 and A45, making it ideal for commuters. A wide range of local amenities can be found within the town centre, while the popular Rushden Lakes Shopping and Leisure Centre is only a few minutes' drive, offering an excellent selection of restaurants, shops, cafés, and direct access to miles of countryside walks and cycle paths.

EPC Rating C, Council Tax Band C

£320,000



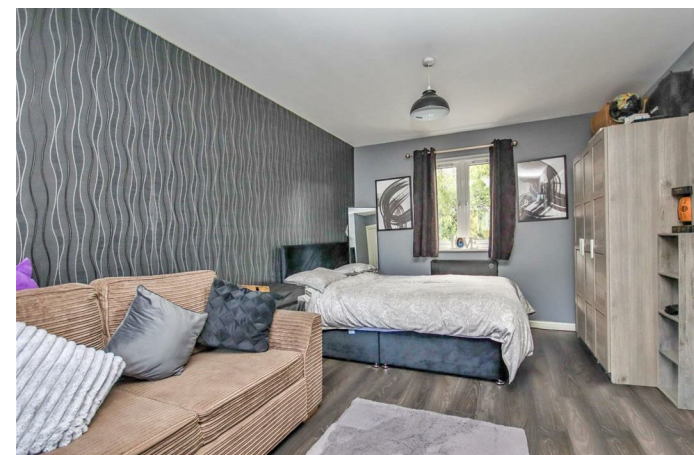
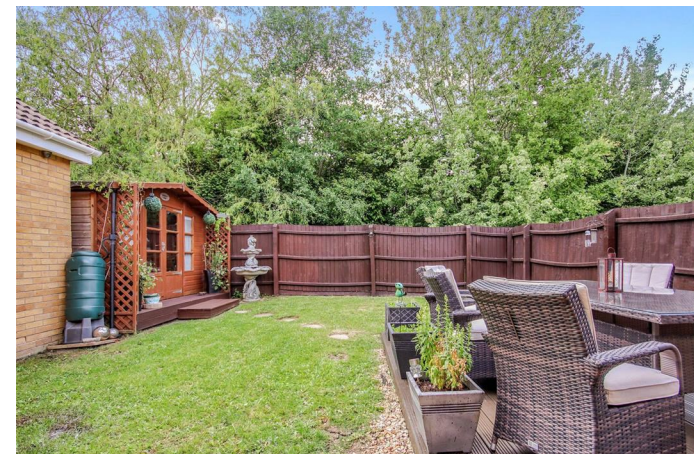
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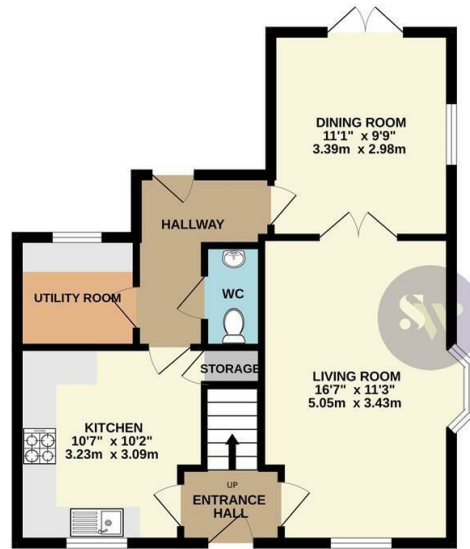
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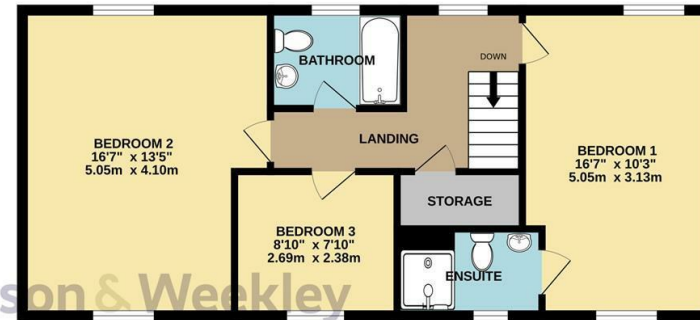
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GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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) A			
(81-91) B			
(69-80) C		78	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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