



18 St Peters Avenue

Rushden, Northamptonshire NN10 6XW



Simpson & Weekley

**\*\*\*EXTENDED FIVE BEDROOM FAMILY HOME\*\*\*** Simpson and Weekley are delighted to offer to the market this amazing four/five bedroom family home. The home is ideally located along the tree lined cul-de-sac of St Peters Avenue and offers easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home has been greatly improved by the current owners and boasts extended living accommodation set over two floors and comprising in brief; entrance hallway, lounge, kitchen, extended dining/family room with bi-folding patio doors, a large double bedroom which is also being used as a study room and a separate WC downstairs. The first floor boasts three double bedrooms, a single fifth bedroom and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a private driveway to the front of the home, to the rear of the property is a landscaped private garden with patio seating areas and two large outbuildings. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Ordered, Council Tax Band B

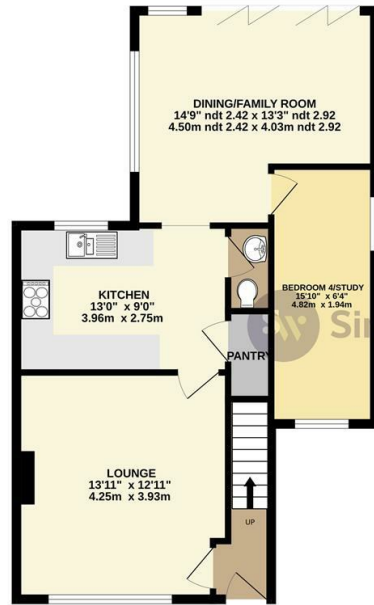


£415,000

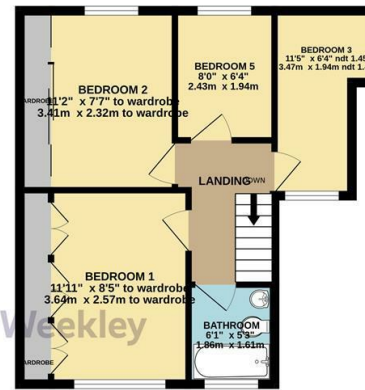
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GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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.  
Made with Metropac C2026



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Simpson  
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