



12 Cheltenham Close  
Rushden, NN10 0YN



**Simpson & Weekley**

Offered to the market with no onward chain, this excellent three-bedroom detached family home provides over 1,200 sq. ft. of well-proportioned accommodation, arranged across two floors.

The ground floor comprises a welcoming entrance hall, cloakroom/WC, comfortable living room, dining area, and a spacious open-plan kitchen/breakfast room, complemented by a separate utility room and a conservatory overlooking the rear garden. To the first floor are three bedrooms, including a generous principal bedroom with en-suite shower room, along with a modern family bathroom.

Externally, the property benefits from ample off-road parking and a single garage. The rear garden is private and offers a blank canvas, ideal for buyers looking to create their own outdoor space.

Tucked away at the end of a quiet cul-de-sac and positioned within a highly regarded location just off Barrington Road, the home is within walking distance of town centre amenities. The popular Rushden Lakes Shopping and Leisure Centre is only a short drive away, while excellent road links via the A6 and A45 make this an ideal choice for commuters.

EPC Rating , Council Tax Band D

£315,000



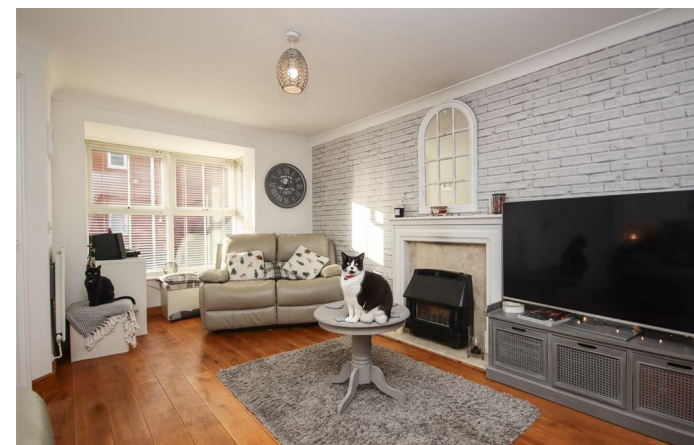
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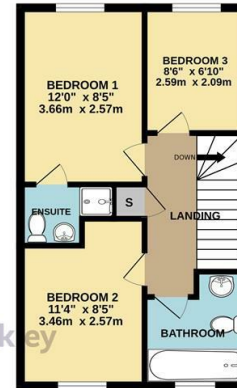
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GROUND FLOOR  
866 sq. ft. (80.5 sq m.) approx.



1ST FLOOR  
382 sq. ft. (35.4 sq m.) approx.



TOTAL FLOOR AREA: 1258 sq. ft. (116.9 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 Floorplan 12/2016



### 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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