



114 Rushden Road
Rushden, NN10 9LQ



Simpson & Weekley

****EXTENDED THREE-BEDROOM HOME WITH TWO-BEDROOM DETACHED ANNEXE**** Simpson and Weekley are delighted to offer to the market this executive bay-fronted family home, situated on the sought-after Rushden Road.

The property has extended and well-appointed accommodation set across two floors, with the ground floor comprising in brief an entrance hall, bay-fronted living room, kitchen/dining room open-plan to a further reception/sitting room, a study, and downstairs shower room. On the first floor you will find three bedrooms, two of which are doubles, and a separate bathroom.

Externally, there is ample off-road parking to the front of the property providing parking for several vehicles, and to the rear is a large southeast-facing garden, mostly laid to lawn with a patio area providing space for outdoor seating. The detached annexe is also situated in the garden, having been built across one floor and accommodation comprising a kitchen, living/dining room, two bedrooms, and a bath/shower room.

The property itself is situated on the Wymington/Rushden border, providing ideal access to both location's amenities, to include St Lawrence Primary School in Wymington, and schools for all ages in Rushden. You will find a range of all the amenities you could expect in the town centre, and the popular Rushden Lakes Shopping and Leisure Centre provides further shops, restaurants, cafe's and immediate access to a miles of beautiful countryside walks and cycle paths. For commuters, both the A6 and A45 are easily accessible.

£400,000



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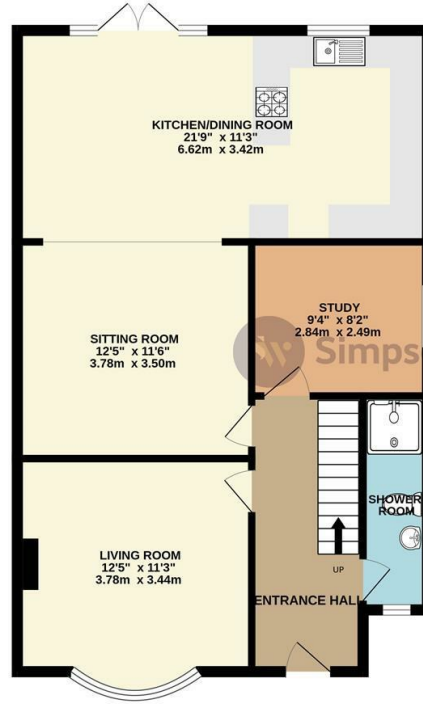
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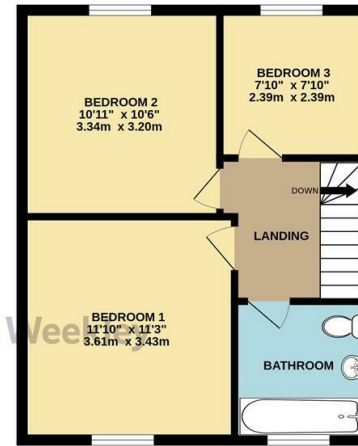
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GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 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 Metropix 5005



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



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01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW