100 Linden Avenue

Rushden, NN10 8EU

Simpson & Weekley

Simpson and Weekley are delighted to present to the market this immaculate four double-bedroom family home, offering over 1,500 sq. ft. of beautifully designed and versatile living accommodation arranged across three floors.

The ground floor briefly comprises a welcoming and spacious entrance hall, cloakroom/WC, utility room, and a generously sized second bedroom. Currently utilised as a home office, this room benefits from its own dressing area and ensuite shower room, making it ideal for guests or multi-generational living. To the first floor, you will find a stunning re-fitted kitchen/dining room, featuring an impressive central island, alongside a superb 19ft living room filled with natural light. The top floor hosts the principal bedroom, complete with a dressing area and stylish re-fitted ensuite shower room. There are two further double bedrooms on this level, as well as a modern family bathroom, providing ample space for a growing family.

Externally, the property offers off-road parking and an integral single garage/carport. The enclosed rear garden has been thoughtfully landscaped for low maintenance, predominantly laid with artificial lawn and complemented by two patio areas. The garage has also been adapted to create a versatile external space, currently used as a home gym but equally suited as a home office.

Located in the sought-after market town of Higham Ferrers, the property benefits from a wide range of local amenities and well-regarded schools for all ages. The nearby Rushden Lakes Shopping and Leisure Centre offers an extensive selection of shops, restaurants, and leisure facilities, along with access to scenic countryside walks and cycle routes. Excellent transport links are provided via the A6 and A45, making this an ideal choice for commuters.

EPC Rating C, Council Tax Band E

£375,000

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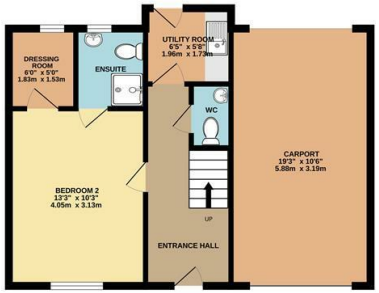
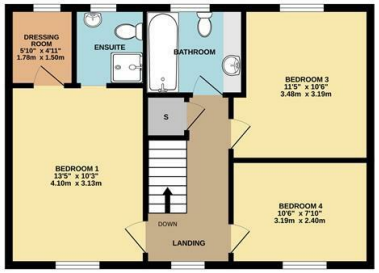
GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.

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TOTAL FLOOR AREA : 1577 sq.ft. (146.5 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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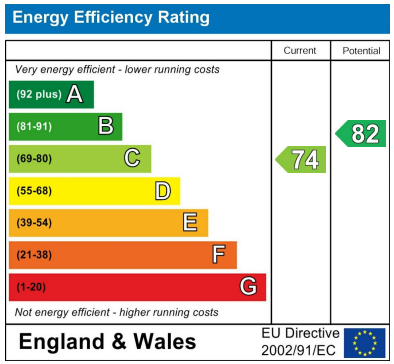

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