



53 St. Marys Avenue
Rushden, NN10 9EP



Simpson & Weekley

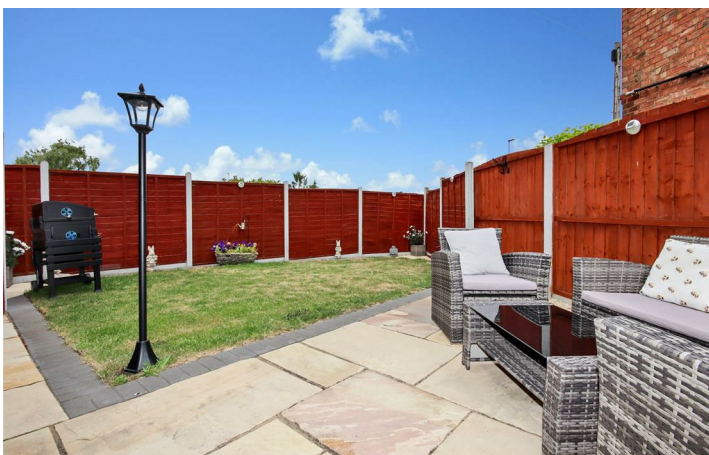
An impressive four-bedroom detached family home, situated in a highly-regarded residential area of Rushden. There is over 1,400 sq. ft of living accommodation set over two floors, which has all been well-maintained throughout with a re-fitted kitchen and bathrooms.

The property uniquely incorporates an annexe comprising of its' own living room, bedroom and shower room - the ideal extra family space, or even separate living space for relatives. Additionally, on the ground floor is a living room, kitchen/dining room, sun room and utility. On the first floor are three further bedrooms and a family bathroom. To the front of the property is a paved driveway providing off-road parking for three/four cars, and to the rear is a private landscaped garden with a lawn area, patio and a gate for side access.

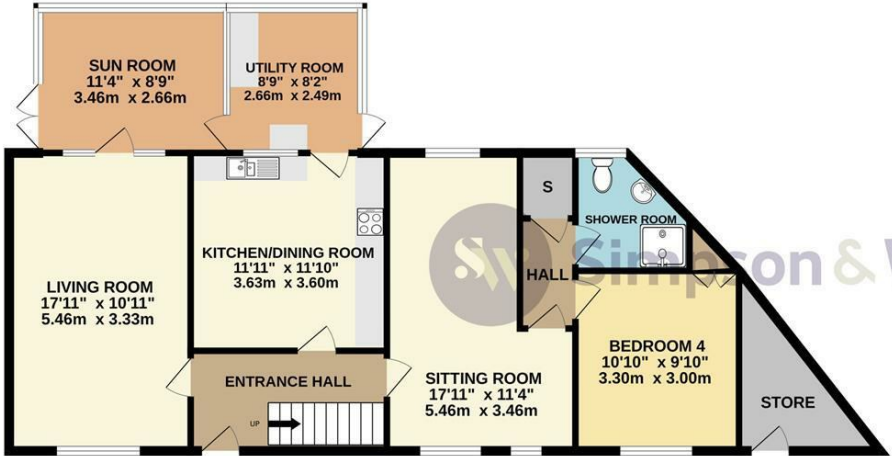
The property itself is positioned in a sought-after location, whilst also being within close proximity to local schools and the town centre. The popular Rushden Lakes Shopping and Leisure Centre is just a few minute's drive and benefits from an abundance of beautiful countryside walks and cycle paths nearby.

EPC Rating D, Council Tax Band D

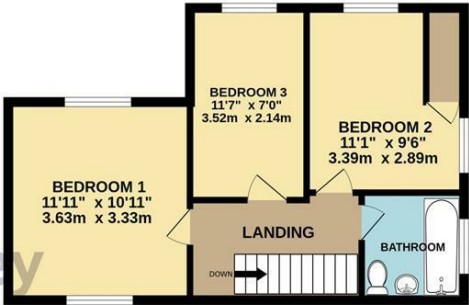
£385,000



GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.

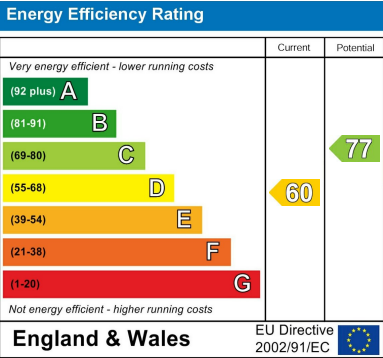


1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.1 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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