



167 Irchester Road  
Rushden, NN10 9QX



**Simpson & Weekley**

**\*\*EXTENDED THREE-BEDROOM FAMILY HOME\*\*** Having been extensively improved and beautifully maintained by the current owners, this spacious and stylish three-bedroom home offers well-presented accommodation throughout and is ready for its new owners to move straight into.

The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to a useful downstairs cloakroom/WC. To the front is a bay-fronted dining room, offering ample room for family meals and entertaining, opening to a bright yet cosy living room. To the rear is the impressive extended kitchen/breakfast room, with plenty of room for informal dining and direct access to the rear garden.

To the first floor, the landing serves three well-proportioned bedrooms, two of which are doubles, together with a re-fitted family bathroom.

Externally, the property benefits from off-road parking to the front. To the rear is a particularly generous enclosed garden, offering a wonderful blank canvass. In addition, there is a substantial workshop providing excellent storage or the potential for hobbies and further workspace.

Irchester Road is conveniently situated on the outskirts of Rushden, providing excellent access to local amenities, schools and everyday shopping facilities. Rushden town centre and the popular Rushden Lakes development offer an extensive range of shops, restaurants and leisure facilities, whilst nearby road links, including the A6 and A45, provide easy access to Wellingborough, Bedford, Northampton and beyond. Wellingborough railway station is also within easy reach, offering regular services to London St Pancras, making the area an attractive choice for both commuters and families.

EPC Rating D, Council Tax Band B

Offers Over £260,000



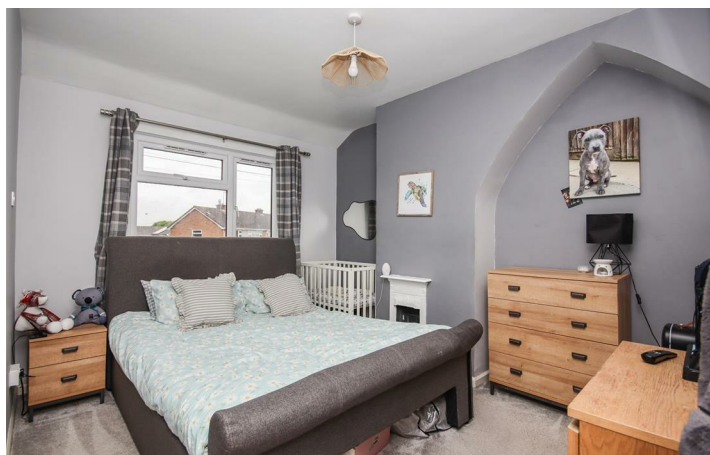
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1



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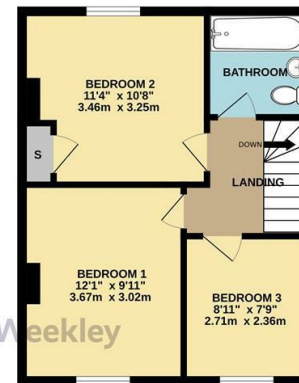


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GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.6 sq.m.) approx.

While 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 misstatement. 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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### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 83        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 56                         |           |
| (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<br>2002/91/EC |           |



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