



76 Masefield Drive
Rushden, NN10 6BH



Simpson & Weekley

****GARAGE AND DRIVEWAY**** Situated in a popular residential location, this excellent three-bedroom semi-detached home has been improved throughout by the current owners, ready for the new purchasers to move straight in.

The property is entered via an entrance hall with staircase rising to the first floor. The ground floor accommodation comprises a living room, a stylish re-fitted kitchen and a conservatory to the rear which is currently utilised as a dining room with sliding glass doors to the rear garden. A re-fitted bathroom completes the ground floor accommodation, and to the first floor are three well-proportioned bedrooms.

Externally, the property benefits from ample off-road parking to the front, together with a detached brick-built single garage. The enclosed rear garden has been designed with ease of maintenance in mind, providing an attractive outdoor space to enjoy with minimal upkeep.

Masefield Drive is conveniently positioned close to a range of local amenities including shops, supermarkets, schools and parks, with Rushden town centre and the popular Rushden Lakes shopping and leisure complex both within easy reach. Excellent road links via the A45 provide convenient access to Wellingborough, Northampton and Bedford, while nearby Wellingborough railway station offers direct services to London St Pancras, making the area ideal for commuters.

EPC Rating Ordered, Council Tax Band B

£250,000



3



1



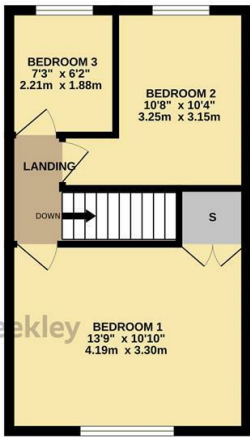
2



GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA - 752 sq.ft. (69.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all areas, dimensions, 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 quantity or efficiency can be given.
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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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