



53 Keats Way

Rushden, Northamptonshire NN10 6EE



Simpson & Weekley

Positioned on a large corner plot with off-road parking for at least four cars and a wrap-around garden, is this extended four-bedroom detached family home in a highly-regarded area, very conveniently situated within walking distance to local amenities and the popular Rushden Lakes Shopping Centre.

There is spacious and well-appointed accommodation set over two floors, comprising of an entrance hall, cloakroom/WC, bay-fronted living room, 24ft kitchen/dining room, utility room and integral single garage on the ground floor. On the first floor are four bedrooms, one of which hosts an ensuite shower room, and a separate family bathroom. The front garden is hedge-enclosed with parking for at least four cars and a lawn area, which could be paved to create additional space for parking, and there is also a large enclosed rear-garden.

The property itself is positioned in a sought-after location, whilst being within close proximity to local schools, the town centre, and an abundance of beautiful countryside walks and cycle paths nearby. Additionally, the property benefits from excellent commuting links, with both the A45 and A6 being within very easy access.

Council Tax Band C, EPC Rating D

£375,000



4



2



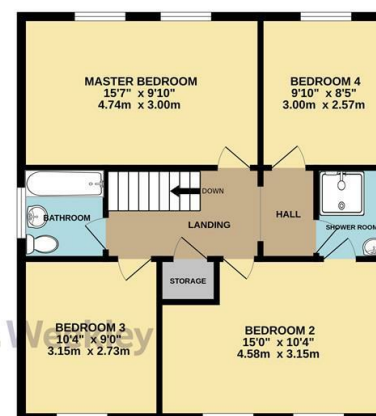
2



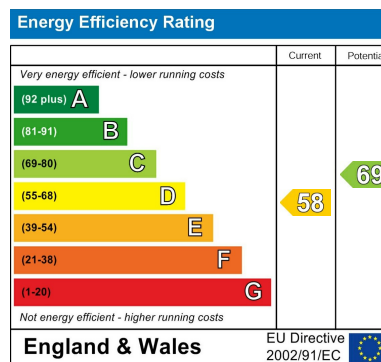
GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1389 sq.ft. (129.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metreapp 6/2023



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

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

30 High Street, Rushden, Northants, NN10 0PW