



99 Newton Road  
Rushden, NN10 0HJ



**Simpson & Weekley**

Offered to the market with no upward chain is this extended, three bedroom semi-detached bungalow benefitting from gas radiator central heating, double glazing and offering versatile living space to provide the option of up to three bedrooms in addition to a lounge/dining room. Set on a corner plot there is a front garden setting you back from the road and a garage with electric up and over door to the rear of the garden. Internally you are initially greeted with an L-shaped entrance hall that leads you in turn to the original lounge that could now be used as a double bedroom, there is a further double bedroom with French doors to the rear and a third bedroom with wooden steps to a floored loft space with a skylight window. There is a family bathroom and the extensions have now resulted in a spacious, light and airy lounge/dining room that flows in a semi-open plan feel to the kitchen and a large utility room completes the internal accommodation. The enclosed and established rear garden currently has two large timber sheds and a side door to the garage. A spacious bungalow ready to move into but ideal for anyone wanting to put their own stamp on the property to make it their home. EPC Ordered, Council Tax Band C



£250,000

3 1 2



GROUND FLOOR  
929 sq. ft. (86.0 sq.m.) approx.

1ST FLOOR  
220 sq. ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq. ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fittings 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 Hozonpro (2020).



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

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

30 High Street, Rushden, Northants, NN10 0PW