



30 Coltsfoot Road

Rushden, Northamptonshire NN10 0GE



Simpson & Weekley

Set in a cul-de-sac on a highly regarded development towards the south of Rushden is this exceptionally well presented, four bedroom detached house. Having undergone many modernisation and some alterations over the years, this family home now offers a light and airy living space that flows seamlessly throughout the ground floor. The accommodation in brief comprises entrance hall, cloakroom, refitted kitchen opening to the dining room which in turn sweeps into a living room with French doors to the rear garden. To the first floor the window lightens the galleried landing where doors lead you to a family bathroom and four bedrooms with an en-suite to the master bedroom. Externally the front garden comes with a driveway providing off road parking and access to a single integral garage whilst the enclosed rear garden is mainly laid to lawn with a decking seating area and timber shed. The A6 is not far from the property providing access routes to Bedford or the A45 which leads to Rushden Lakes and Wellingborough where a direct train from the town's station can see you in London St Pancras in well under an hours journey. EPC Rating D, Council Tax Band D.



£365,000

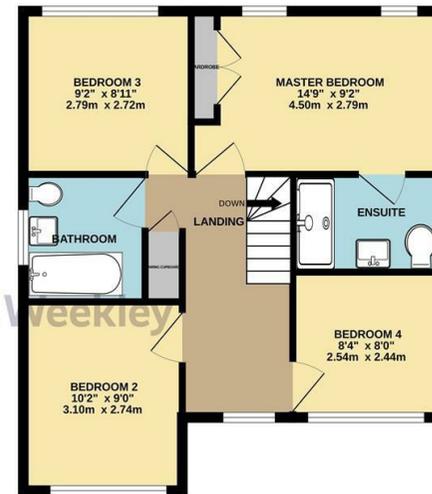
 4  3  2



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	84
(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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