



3 East Grove

Rushden, Northamptonshire NN10 0AP



Simpson & Weekley

Set on a private no through road in the heart of Rushden is this simply stunning, extended, character filled, three bedroom family home. Having undergone a list of updates and improvements over recent years, the house now benefits from an impressive first floor four piece bathroom, an extended kitchen/breakfast room with bi-fold doors to the garden and a block paved frontage providing space to park a car with a fitted EV charger. Upon entering the property you are greeted with the original chequered tiled flooring, stairs to the first floor and doors to all ground floor rooms. The open plan lounge/dining room has a log burner, stripped floor boards and French doors to the garden whilst the fitted kitchen comes with a breakfast bar, partially vaulted ceiling and bi-fold doors to the garden. The first floor landing leads to three bedrooms and the spacious modern family bathroom. Externally The front block paved area lends itself perfectly to park the car whilst the enclosed rear garden offers a good degree of privacy and consists of a pergola set on part of the tiled patio area, there is an artificial lawn with plant borders and a timber shed. A fantastic home that has been meticulously maintained in a convenient location with schools, park and shops including Rushden Lakes retail and leisure complex all within walking distance. The A45 and A6 are both easily accessible leading to Wellingborough and Bedford where their relevant stations have direct trains seeing you arrive in London St Pancras in under an hours journey. EPC Rating D, Council Tax Band A

£270,000



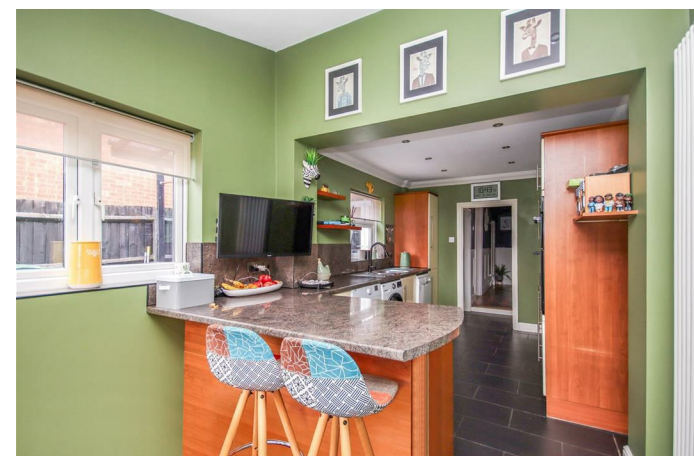
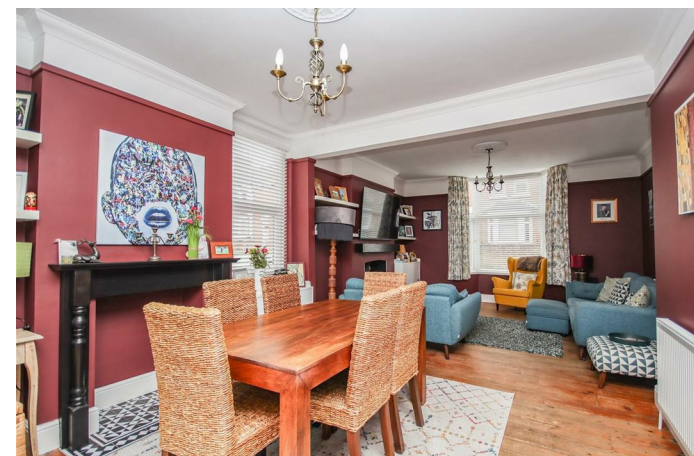
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1



3



GROUND FLOOR  
617 sq ft. (57.3 sq m.) approx.

1ST FLOOR  
531 sq ft. (49.3 sq m.) approx.



TOTAL FLOOR AREA - 1148 sq ft. (106.6 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of flats, corridors, 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 quantity 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>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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