



1 Saxonlea Close

Rushden, Northamptonshire NN10 6BF



Simpson & Weekley

Occupying a pleasant position within a sought-after residential area of Rushden is this impressive four-bedroom detached family home.

The welcoming entrance hall is both bright and spacious, creating an excellent first impression. The ground floor benefits from a cloakroom/WC, a well-appointed kitchen/breakfast room, a separate utility room, a formal dining room and a generous living room, providing plenty of space for both everyday living and entertaining. To the rear, a substantial conservatory offers excellent additional reception space and is currently utilised as a cinema and games room, overlooking the private rear garden.

Upstairs, the property features four well-proportioned double bedrooms, with the master bedroom enjoying the advantage of an en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property offers ample off-road parking leading to a detached double garage. The fully enclosed rear garden has been thoughtfully designed for low-maintenance living, being predominantly decked to provide an ideal space for outdoor dining, entertaining and relaxing in privacy.

Saxonlea Close is conveniently located within easy reach of Rushden town centre, well-regarded local schools and a range of everyday amenities. Excellent road links, including the A6 and A45, provide convenient access to nearby towns and commuting routes, while Rushden Lakes offers an excellent selection of shopping, dining and leisure facilities just a short drive away, or within easy walking distance.

EPC Rating D, Council Tax Band E

£425,000



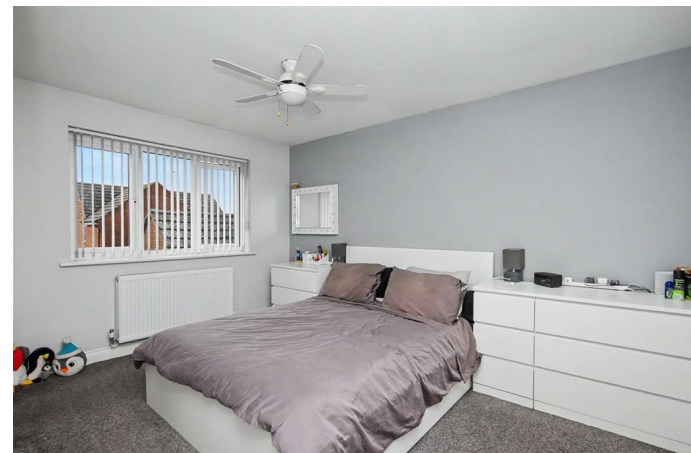
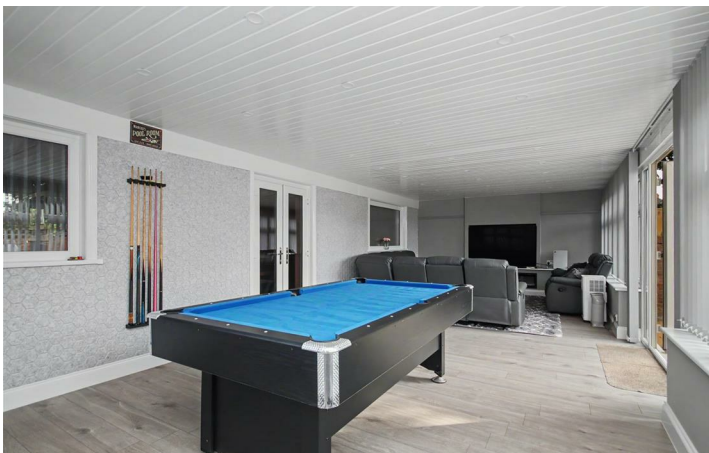
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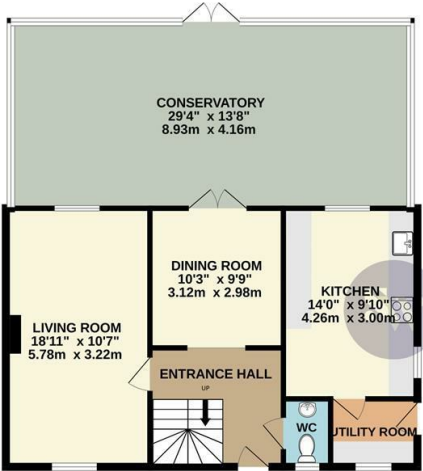


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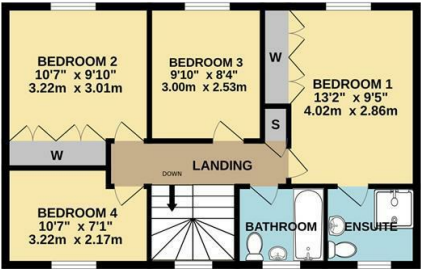


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GROUND FLOOR
1246 sq.ft. (115.7 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



DOUBLE GARAGE
16'11" x 16'4" (5.15m x 4.98m)

TOTAL FLOOR AREA: 1818 sq.ft. (168.9 sq.m.) approx.

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		80
(55-68) D	67	
(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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