



285 Wellingborough Road  
Rushden, NN10 9XN



Simpson & Weekley

Nestled on the desirable Wellingborough Road in Rushden, this charming bay fronted 1930s detached house offers a delightful blend of character and modern living. With three reception areas, this home is perfect for both entertaining and family life. The through lounge/dining room features a lovely bay window at the front, allowing natural light to flood the space, while French doors open out to the established rear garden.

The extended kitchen and breakfast room is ideal for family living with space for children to sit whilst you carry out household chores or simply an area to catch up with friends over a cup of tea. The property boasts three bedrooms, ensuring comfort for all family members. A four-piece family bathroom, a convenient ground floor cloakroom and a lean to add to the practicality of this lovely home.

The rear garden offers a space often only found with mature properties, mainly laid to lawn with a variety of trees and bedding areas and featuring a timber summer house. The front garden is equally appealing, with a driveway that offers off-road parking and access to a single integral garage, providing both convenience and security.

Situated within walking distance of the popular Rushden Lakes retail and leisure complex, as well as local schools, this property is perfectly positioned for families. The High Street and the A45 are also less than a mile away, ensuring easy access to a range of amenities and transport links.

This delightful home combines period charm with modern comforts, making it an ideal choice for those seeking a welcoming and convenient lifestyle in Rushden.

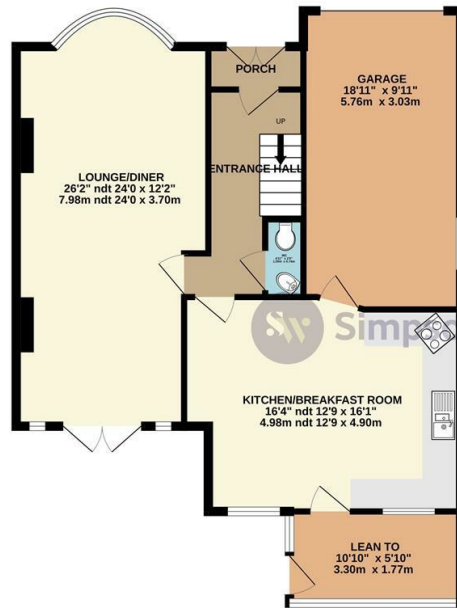
EPC Rating E, Council Tax Band D

£350,000

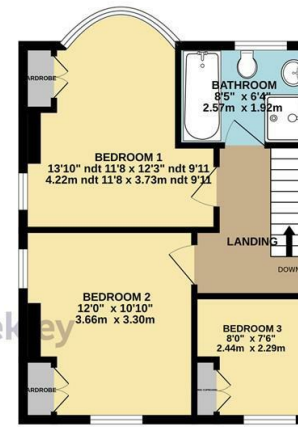
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GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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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