



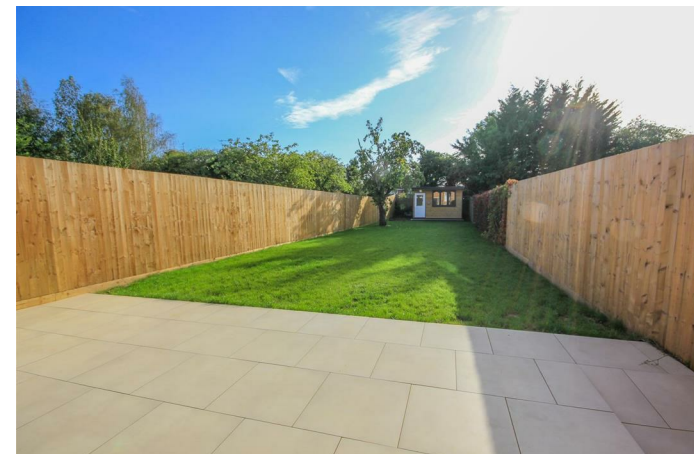
12-14 Grafton Road

Rushden, Northamptonshire NN10 0HU



Simpson & Weekley

BRAND NEW! If you are looking for a unique home that is both energy efficient, finished to a high standard, comes with a large garden, parking and high end open plan kitchen/dining room then this could be the house for you. With a 10 year guarantee, this family home offers both comfort and piece of mind. From the second you enter the property you are struck by the spacious entrance hall with glass banisters to the stair case amplifying the feeling of light and space. There is a separate living room, a ground floor cloakroom and an impressive open plan kitchen/dining room with solid wood work tops, a quartz top island unit and triple slider doors providing views and access to a larger than average rear garden. The first floor landing has doors to three bedrooms where you will find a walk in dressing area and en-suite to the master bedroom and a stunning four piece family bathroom. Externally the mixed tone block paving results in an attractive low maintenance frontage with space to park two cars whilst the rear garden is mainly laid to lawn - ideal for a garden lover or for children to run around and kick a ball in, there is also a striking paved patio and a timber built, double glazed bike shed at the rear of the garden. The A6 bypass is close by and the A45 not much further away, schools, parks and shops are within walking distance and Wellingborough Railway Station is just a 6 mile drive where direct trains can see you arriving in London St Pancras in under an hours journey. EPC Rating, Council Tax Band

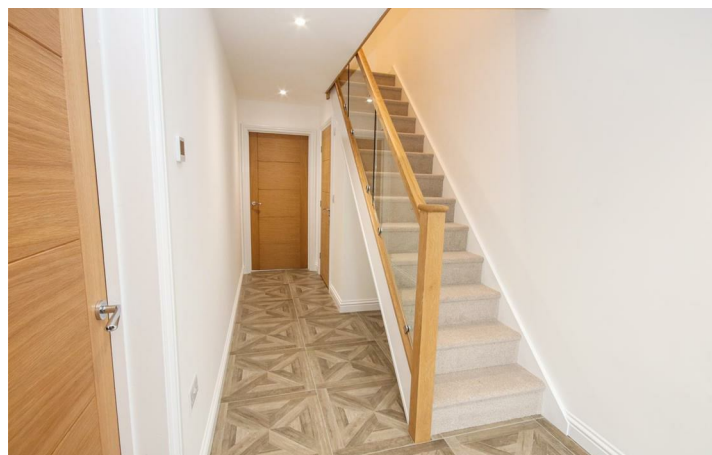


£350,000

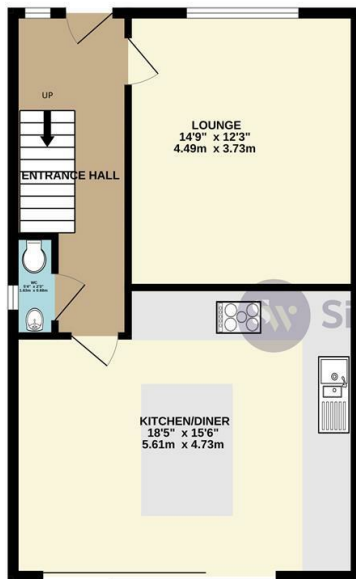
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3

2



GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.




TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix 2022.



Energy Efficiency Rating

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



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