



37 St. Peters Avenue  
Rushden, NN10 6XW



**Simpson & Weekley**

**\*\*RARELY AVAILABLE\*\*** Simpson and Weekley are delighted to offer to market this executive bay-fronted home, situated on the tree-aligned St. Peters Avenue - a popular and sought-after location on the northwest side of Rushden.

There is improved and well-appointed accommodation set across two floors, comprising in brief an entrance hall, bay-fronted living room, cloakroom/WC, and extended kitchen/dining room to the rear, with an impressive kitchen island. On the first floor you will find two large double bedrooms, with an ensuite shower room to the master and a separate family bathroom.

Externally, there is a private driveway to the front aspect providing off-road parking for two cars, and to the rear is a beautiful, well-tended garden with a patio area for outdoor seating, lawn with flower borders, and at the end of the garden are two workshops and a home office with light and power.

St. Peters Avenue is a popular tree-aligned street towards the edge of Rushden, just off Wellingborough Road, conveniently just a 20-minute walk from the popular Rushden Lakes Shopping and Leisure Centre where you will find a variety of shops, restaurants, cafe's, and immediate access to miles of countryside walks and cycle paths. There are a further selection of amenities in the town, and for commuters both the A6 and A45 are easily accessible.

£300,000



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, beams 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>		
(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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