



192 Bedford Road
Rushden, NN10 0SB



Simpson & Weekley

THE WOW FACTOR Simpson and Weekley are delighted to offer to the market this fantastic four bedroom detached family home. The property is perfectly positioned on the highly desirable Bedford Road on the edge of Rushden and offers easy access to lots of local amenities including shops, parks, schools, open countryside and the always popular Rushden Lakes development. The home itself has been greatly improved by the current owners and boast ample living accommodation set over two floors and comprising in brief; entrance porch, inner hallway, lounge, a wonderful modern kitchen diner, a conservatory, two double bedrooms, a family bathroom and a separate WC downstairs. The first floor offers a large master bedroom with an en-suite shower room, a second double bedroom with huge storage room and a large open landing which is currently being used as a home office. The home also benefits from gas central heating and double glazing throughout. Externally there is a private enclosed rear garden with a decked seating area and two further paved patios. To the front for the home is a enclosed paved driveway which offers off street parking for several cars and access to the single garage. An internal viewing is highly recommended to fully appreciate everything this amazing family home has to offer. EPC Ordered, Council Tax Band E

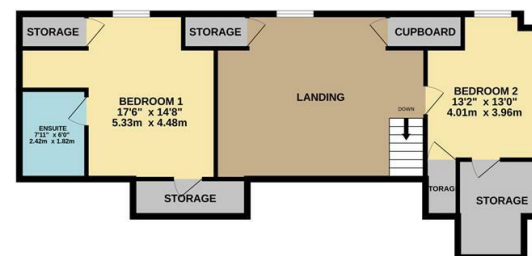
£550,000



GROUND FLOOR
1685 sq.ft. (156.5 sq.m.) approx.



1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 2463 sq.ft. (228.8 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		
(55-68) D		
(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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