



56 Coltsfoot Road
Rushden, NN10 0GE



Simpson & Weekley

****UNINTERRUPTED COUNTRYSIDE VIEWS**** Situated in a highly sought-after location and backing directly onto miles of beautiful open countryside, this modern four-bedroom detached family home offers spacious, well-presented accommodation throughout, together with a generous south-facing garden and uninterrupted field views to the rear.

The accommodation begins with a welcoming entrance hall, with a convenient cloakroom/WC. To the front of the property is a kitchen/breakfast room, while the spacious living room enjoys views over the rear garden and benefits from French doors opening directly onto the patio. The dining room completes the ground floor accommodation.

Upstairs, the property offers four well-proportioned bedrooms, two of which enjoy stunning countryside views across the fields behind. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a separate family bathroom.

Externally, the property boasts a good-sized south-facing rear garden. A rear gate provides direct access into the open fields behind, offering fantastic walks and a wonderful sense of space and privacy. To the front, there is off-road parking for two cars and an integral garage.

Coltsfoot Road is located on the popular south side of Rushden, offering easy access to local schools, shops, parks and everyday amenities. Rushden Lakes is just a short drive away, providing a wide range of shopping, restaurants and leisure facilities, while excellent road links, including the A6 and A45, make commuting to Northampton, Bedford, Wellingborough and Milton Keynes straightforward.

£395,000



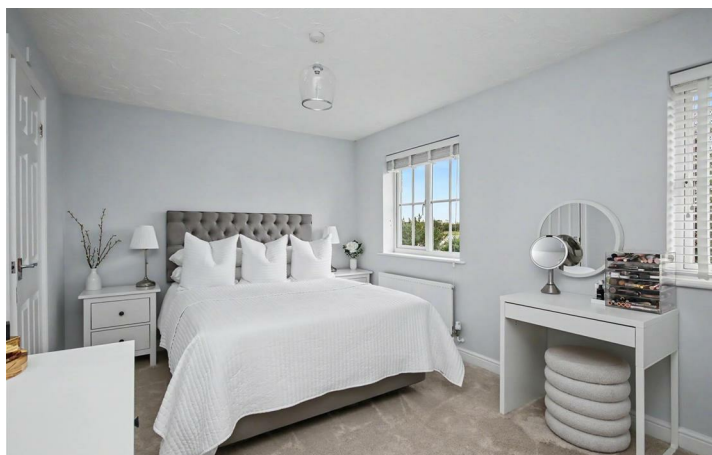
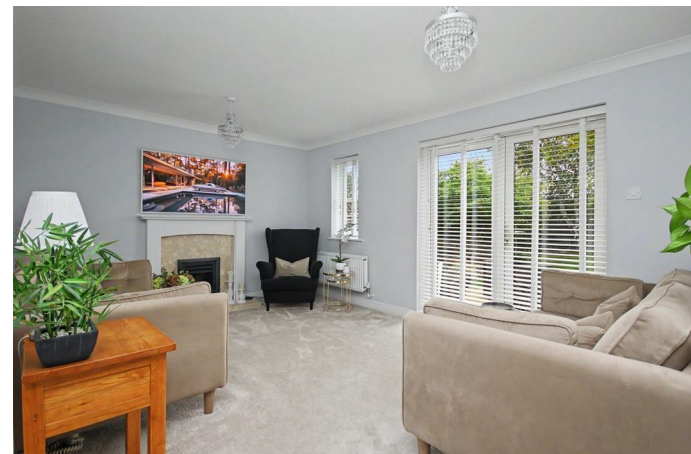
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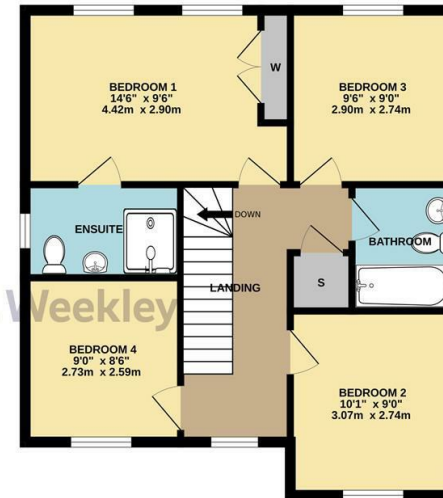


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GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.2 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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