



Lilac Grove

Rushden, NN10 0XE



Simpson & Weekley

Tucked away down a quaint cul-de-sac on a popular development towards the south side of Rushden is this impressively presented four bedroom detached family home.

Having undergone a lot of modernisation and updates recently, this property now benefits from a newly installed boiler with Hive heating, a newly upgraded electrical consumer unit, a new EV charger, smoke and carbon monoxide wifi alarms, replacement LVT flooring throughout the ground floor, replacement front and patio doors, and oak internal doors. The house also benefits from a refitted kitchen with integrated NEFF appliances, a Belfast sink with pull-out mixer tap and a breakfast bar.

The accommodation, in brief, comprises entrance hall, cloakroom, living room with bi-fold doors into an open plan kitchen diner, providing the flexibility to separate the living room entirely, partially or open up the majority of the ground floor - making for an ideal entertaining space. The first floor landing, enlightened by the sun tunnel, leads to all bedrooms, with an en-suite to the master and a refitted family bathroom. Externally the mature landscape of the rear garden provides several areas consisting of paved patio, an additional seating area, and a raised pond. The frontage provides ample parking for several cars leading to the single garage with electric roller door.

The property is located within easy access of the A6 and A45. Direct trains to London St Pancras can see you arriving in under a 50 minute journey from Wellingborough and Bedford Stations, which are 6.2 and 13 miles away, respectively. Rushden Lakes retail and leisure complex is just under 3 miles away and schools, parks, shops and open countryside are all within a short walk.

EPC Rating C, Council Tax Band D.

Offers In The Region Of £375,000



4



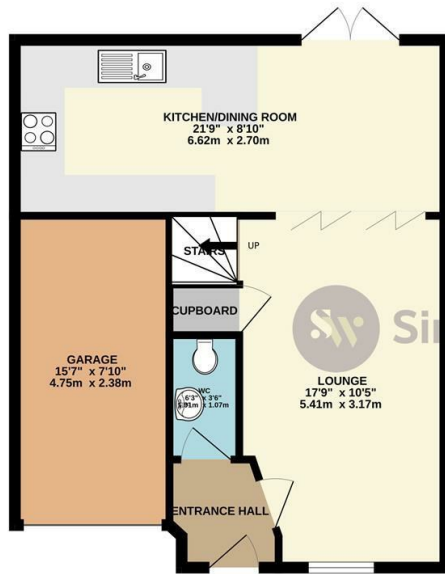
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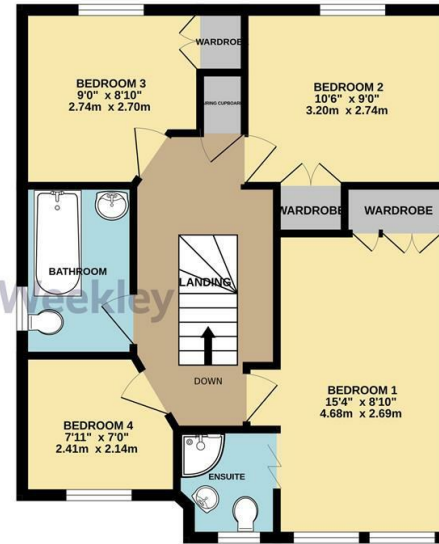
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GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.1 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>		<b>84</b>
(69-80) <b>C</b>	<b>74</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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