

5 Pratt Road

Rushden, NN10 0EQ

Simpson & Weekley

FOUR BEDROOOM'S AND LOFT ROOM ***TOWN CENTRE LOCATION*** Simpson and Weekley proudly introduce to the market this fantastic four-bedroom bay fronted family home. Perfectly located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home boast ample living accommodation set over two floors and comprising in brief; entrance hallway, open plan lounge dining room, kitchen and conservatory downstairs. The first floor boasts a large master bedroom with en-suite bathroom, three further bedrooms and a family bathroom. There is also a staircase to a converted loft room from bedroom three which could offer flexible working space for people working from home. The property also benefits from gas central heating and double glazing throughout. Externally there is a landscaped rear garden and a single garage and small courtyard garden at the front of the property. An internal viewing is highly recommended to fully appreciate everything this large family home has to offer. EPC Rating D, Council Tax Band B

£279,995

4 2 3











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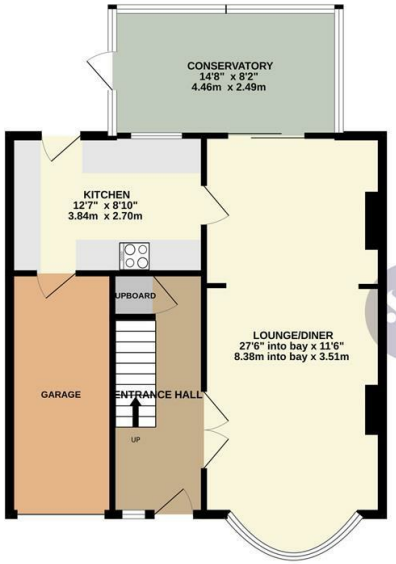
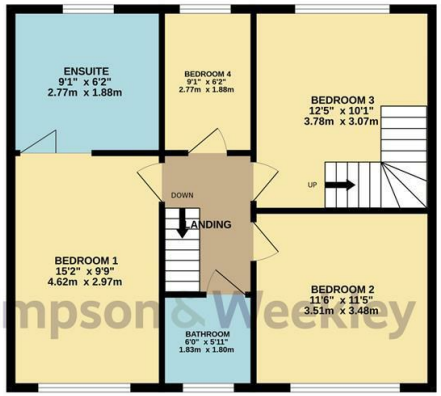
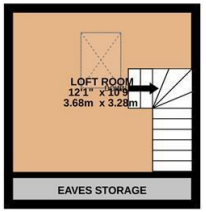
GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



2ND FLOOR
153 sq.ft. (14.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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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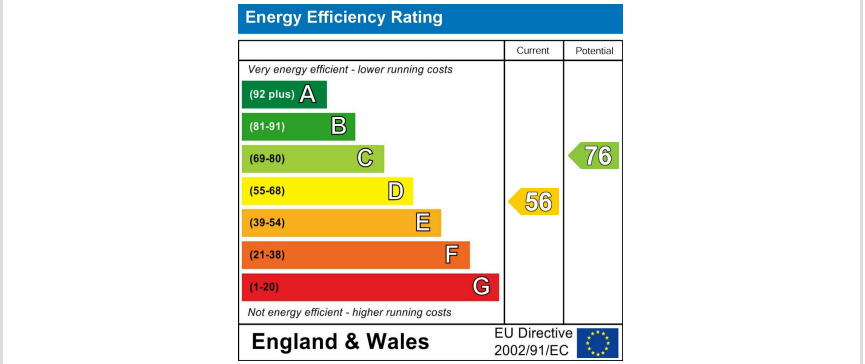



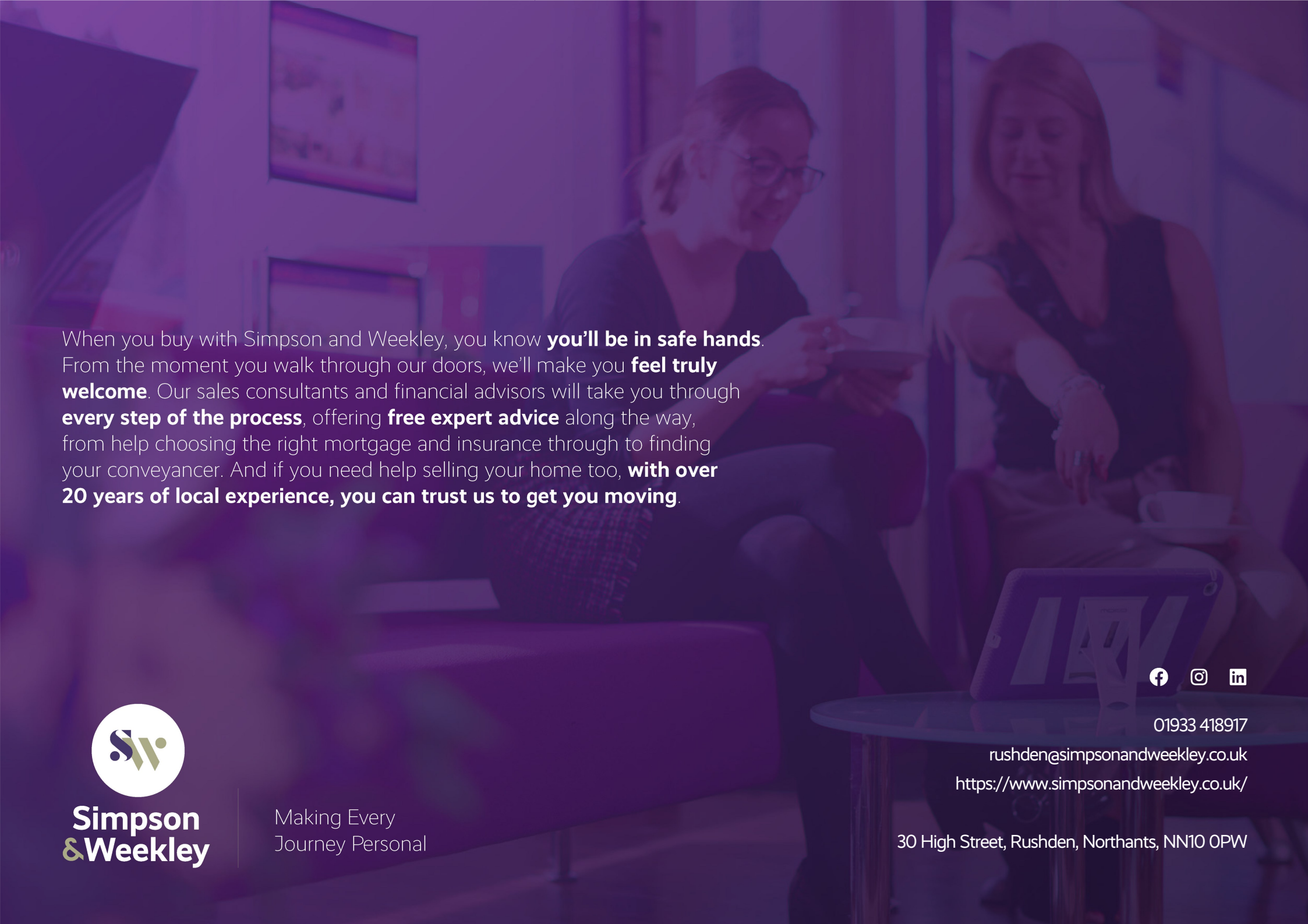

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