



109 Wellingborough Road  
Rushden, NN10 9YL



**Simpson & Weekley**

\*\*\*LARGE CORNER PLOT\*\*\* \*\*\*DOUBLE GARAGE\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic four/five bedroom detached family home. The home is ideally located on the highly sought after Wellingborough Road and offers easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home was individually built and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, modern kitchen with under-floor heating, utility room, dining room that could also be used as a ground floor bedroom, downstairs shower room, WC and a cloak cupboard. The first floor boasts three double bedrooms, a single fourth bedroom and a separate family bathroom. The home also benefits from gas central heating, air-conditioning and double glazing throughout. Externally there is an enclosed private rear garden with a large patio seating area. To the front of the home is a large private driveway with parking for several cars and access to a oversized double tandem garage. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Ordered, Council Tax Band E

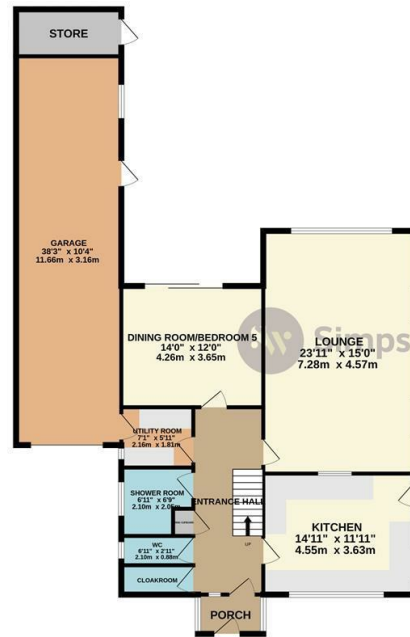


£425,000

4 3 3



GROUND FLOOR  
1427 sq.ft. (132.6 sq.m.) approx.



1ST FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 2194 sq.ft. (203.8 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.  
Made with Metropac (2020).



### 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	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
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Making Every  
Journey Personal



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