



176 Grangeway
Rushden, NN10 9JE



Simpson & Weekley

*****FULLY MODERNISED THROUGHOUT***** Simpson and Weekley are delighted to offer to the market this incredible three bedroom family home. Ideally located in the highly desirable Grangeway area of Rushden and offers easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The property itself has undergone a full renovation by the current owners and boasts ample living accommodation set over two floors and comprising in brief; entrance porch, open plan lounge dining room, modern kitchen and a conservatory downstairs. The first floor boasts two large double bedrooms, a single third bedroom and a modern re-fitted shower room. The home also benefits from gas central heating, air conditioning and double glazing throughout. Externally there is a wonderful landscaped, private rear garden which has a covered seated area at the bottom of the garden. There is also a garden office/bedroom 4 with an en-suite shower room. To the side of the home is a a carport and single garage and to the front of the home is ample off street parking. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band B, EPC Rating Ordered

£300,000



3



2



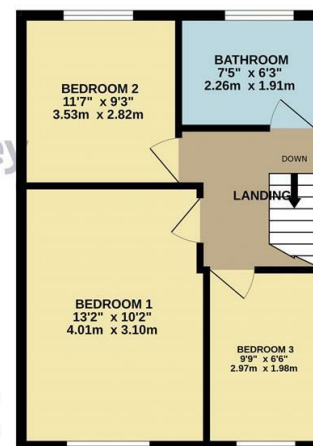
2



GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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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