

81 Wellingborough Road

Rushden, NN10 9YG

Simpson & Weekley

Situated on a corner plot and providing 1,300 sq. ft of well-appointed living accommodation is this excellent four-bedroom detached family home, offered to the market with no onward chain.

The ground floor accommodation comprises a spacious entrance hall, cloakroom/WC, living room, open-plan kitchen/breakfast room with an adjacent dining room, separate utility room, and a study with access to the fourth bedroom - which could also be used as an annexe, playroom or snug. On the first floor are three double bedrooms together with a re-fitted family bathroom.

To the rear of the property there is gated off-road parking for several vehicles, accessed off St. Margarets Avenue. The rear garden is very private - mostly laid-to-lawn with a patio area providing plenty of space for outdoor furniture, and there is also a large summerhouse which could be used as a home office or additional reception room. There is also a large, fence-enclosed front garden.

The property itself is situated in a popular residential location, being within walking distance to the town centre and a variety of all the amenities you could expect. There is also a variety of beautiful countryside walks and cycle paths nearby, providing access routes to an assortment of popular destinations such as Rushden Lakes Shopping Centre and Stanwick Lakes Nature Reserve. For commuters, both the A6 and A45 are easily accessible.

EPC Rating D, Council Tax Band D.

£375,000

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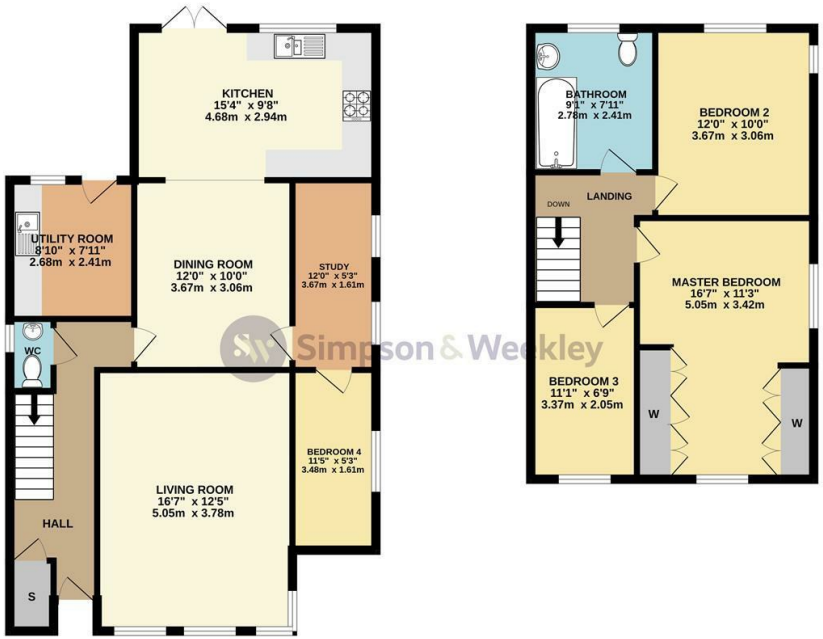




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GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.

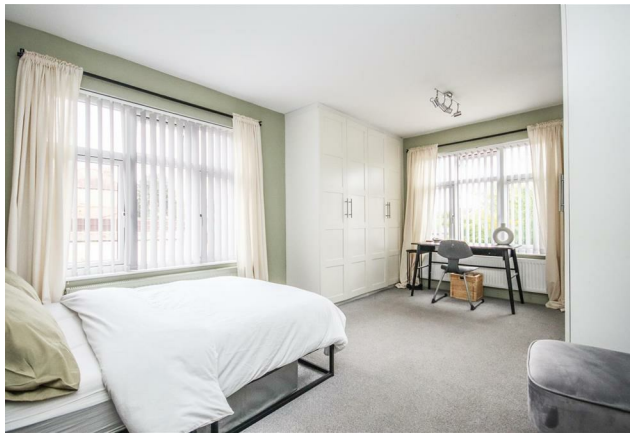
1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.

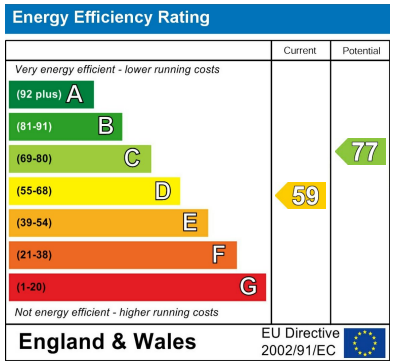


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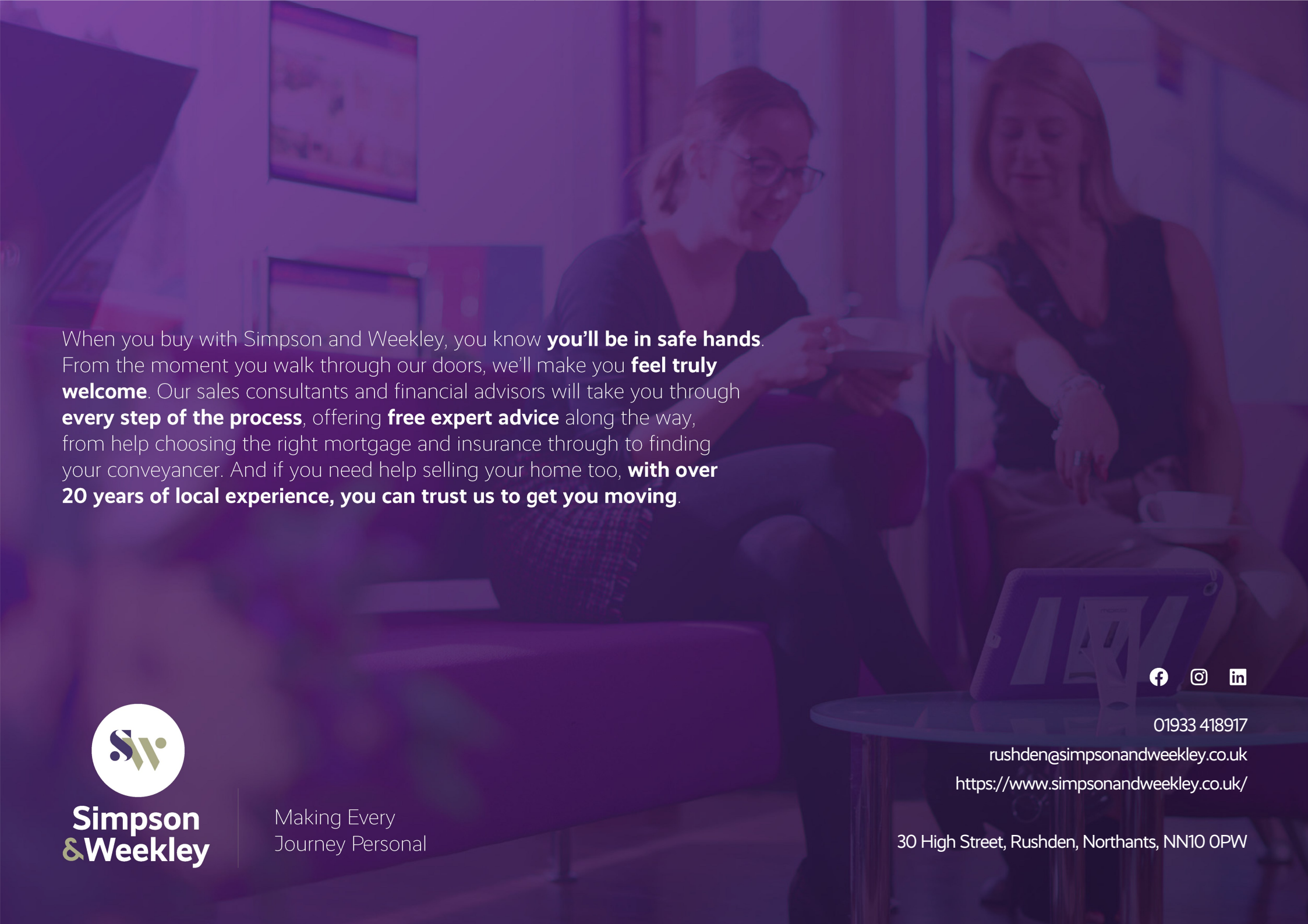
TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.

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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01933 418917

rushden@simpsonandweekley.co.uk

https://www.simpsonandweekley.co.uk/

30 High Street, Rushden, Northants, NN10 0PW