



15 Oakpits Way
Rushden, NN10 0PP



Simpson & Weekley

****NO ONWARD CHAIN**** Occupying an enviable corner plot in a tucked-away position overlooking open greenery is this impressive four-bedroom detached family home. With ample off-road parking, a double garage and a sunny south-facing garden, this is an ideal home for a growing family.

There is well-appointed accommodation set across two floors. The ground floor comprises a welcoming entrance hall, convenient cloakroom/WC, a beautifully re-fitted kitchen/breakfast room and utility room, a spacious living room with tri-folding doors opening directly onto the rear garden, and a separate dining room.

The first floor offers four bedrooms, including an excellent master bedroom complete with its own en-suite shower room. The remaining bedrooms are served by a beautifully re-fitted family bathroom, finished to a high standard.

The property itself is situated in a sought-after residential location on the popular Barrington Road estate, offering a peaceful setting while remaining within easy reach of local amenities. Excellent road links provide convenient access to the A6 and A45, making commuting straightforward, while nearby schools, parks, Rushden Lakes Shopping and Leisure Centre, and countryside walks ensure everything a growing family could need is close at hand.

£425,000



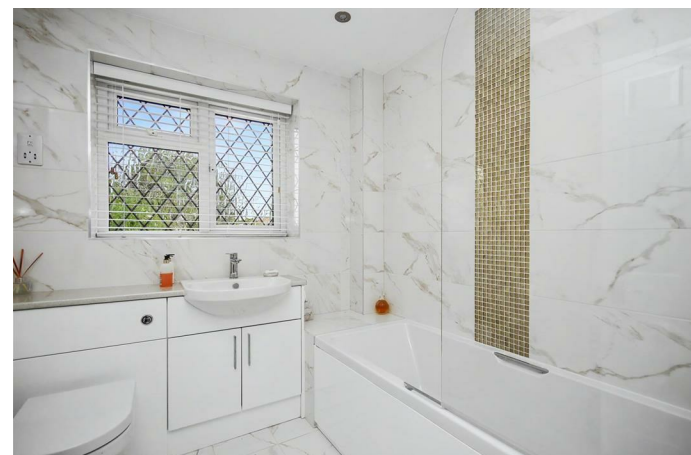
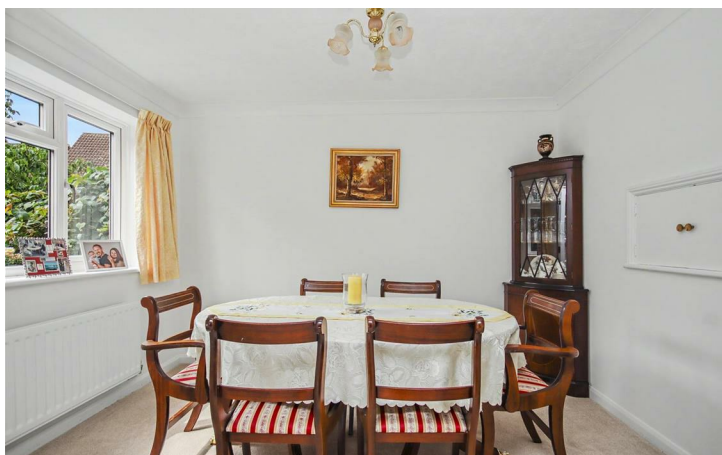
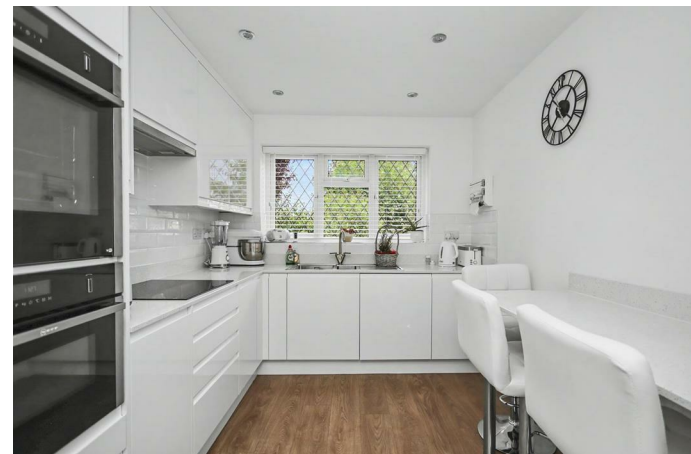
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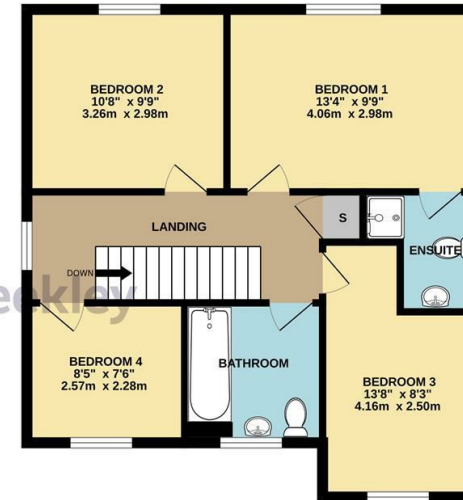


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GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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