



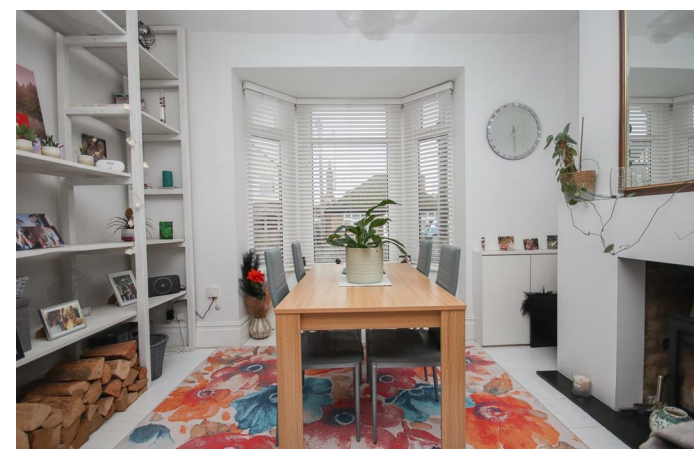
15 Irchester Road

Rushden, Northamptonshire NN10 9XD

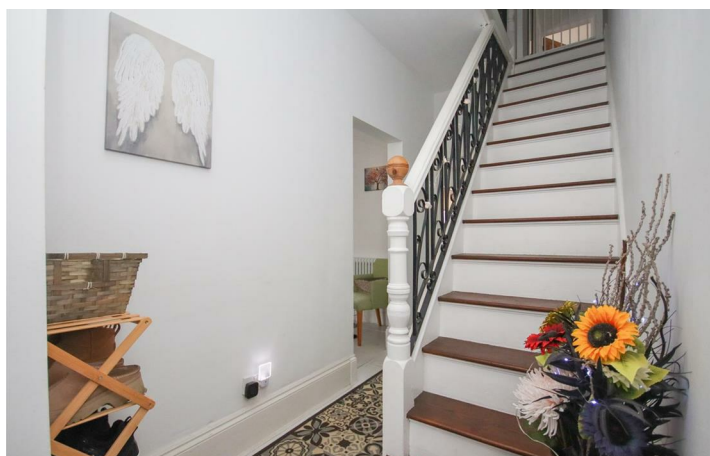


Simpson & Weekley

This bay fronted, impressive terraced house has been altered and modernised over recent years to now provide a spacious, well presented family home that benefits from parking via a garage and an extended kitchen/breakfast room. Set back from the street with an enclosed front garden you enter the property's entrance hall that sweeps all the way down to the kitchen/breakfast room and also flows into the open plan lounge dining room where there is a log burner and French doors to the rear garden. The first floor landing has doors to the family bathroom and three well proportioned bedrooms and the enclosed, L-shaped rear garden offers a low maintenance outdoor space to relax with the brick wall of the neighbouring building to the rear of the garden adding a truly rustic feel whilst also leading towards the pleasing addition of a garage. The house is located within easy access of shops, schools and parks, the highly regarded Rushden Lakes is also within walking distance whilst the nearby larger town of Wellingborough can be accessed via just a few miles drive where a direct train from the town's station can see you arriving in St Pancras London well within an hours journey. EPC Rating D, Council Tax Band A



Offers In Excess Of £245,000





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR



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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