



12a Sandringham Close  
Rushden, NN10 9ER



**Simpson & Weekley**



Tucked away in a secluded location off Sandringham Close is this exceptional, individually built, three-bedroom detached home, situated on a large corner plot and offering bounds of potential.

The accommodation is well-proportioned and set across one floor, comprising a re-fitted kitchen, utility room, cloakroom/WC, separate dining room, 18ft living room with sliding doors to the garden, three double bedrooms and a re-fitted shower room. Externally, there is a secluded wrap-around garden with multiple aspects, and to the front is a single garage measuring approximately 7.39m x 3.48m (24'2" x 11'5"), in addition to private parking for several vehicles to the front and potential for further parking, if required. This is an excellent opportunity for someone to put their own stamp on a home, with an abundance of potential both internally and externally.

The property itself is positioned off the highly-regarded St Mary's Avenue, whilst also being within close proximity to a range of the town's amenities, schools and shops. The popular Rushden Lakes Shopping and Leisure Centre is just a few minutes' drive, and for nature-lovers there is a variety of walks and cycle paths nearby.

EPC Rating D, Council Tax Band E.

£400,000



3



1

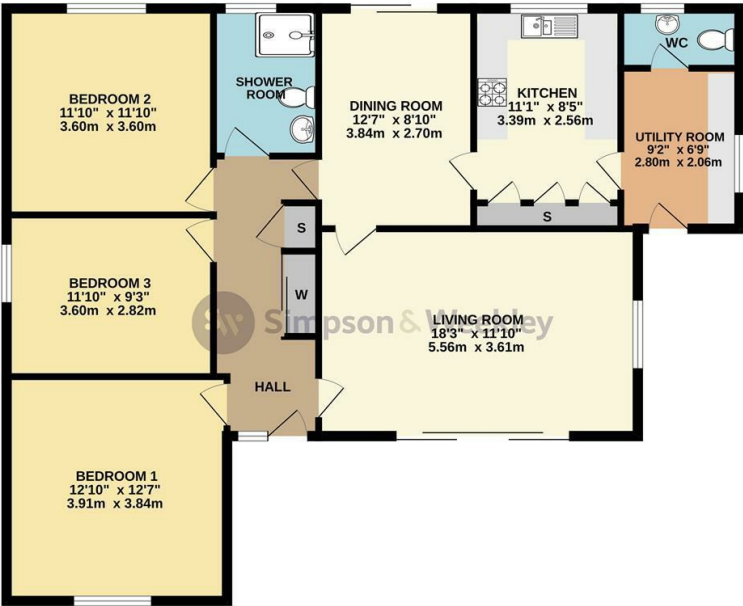


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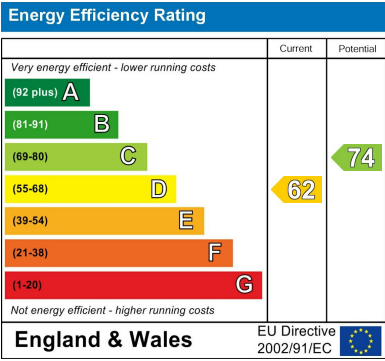


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GROUND FLOOR  
1073 sq.ft. (99.7 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.  
While 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 misstatement. 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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