



96 Upper Queen Street
Rushden, Northamptonshire NN10 0BS



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this beautifully presented, three double-bedroom home, having been thoughtfully updated throughout and offering stylish open-plan accommodation that's ready to move straight into.

The accommodation begins with a welcoming entrance hall leading through to a stunning re-fitted open-plan kitchen/dining room, finished to a high standard with quality fittings and providing an ideal space for both everyday living and entertaining. There is also a separate living room, creating a cosy yet spacious retreat, while to the rear a conservatory overlooks the garden and offers an additional reception space.

Upstairs, the property boasts three generous double bedrooms, offering excellent space for a growing family, along with a well-appointed family bathroom.

Externally, the property benefits from off-road parking for two vehicles to the front. To the rear is a fantastic-sized garden, predominantly laid to lawn with a patio seating area, making it the perfect space for outdoor dining, entertaining, or simply relaxing during the warmer months.

Situated on the popular Upper Queen Street, the property enjoys a convenient location within easy reach of Rushden town centre, local schools, parks, and a wide range of everyday amenities. Rushden Lakes is just a short drive away, offering an excellent selection of shops, restaurants, and leisure facilities, while good road links provide easy access to Wellingborough, Bedford, Northampton, and the A45 for commuting.

Offers In Excess Of £240,000



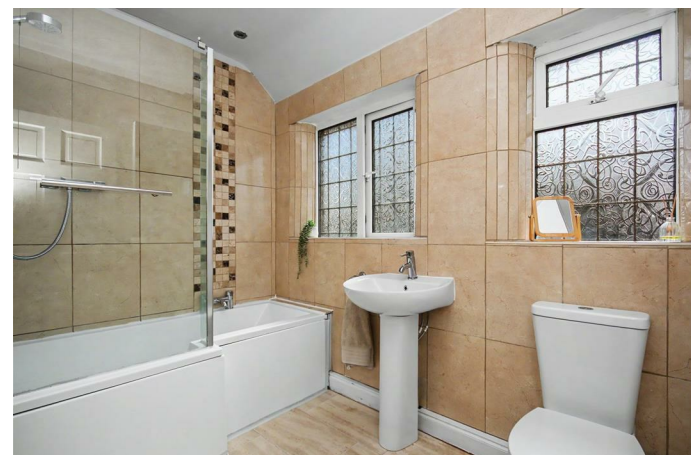
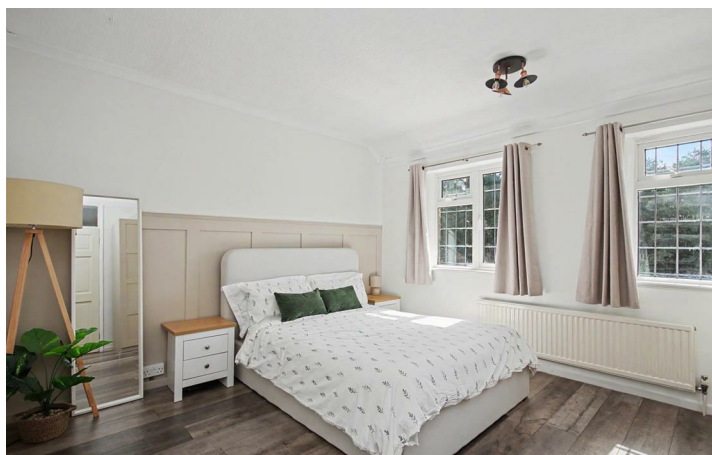
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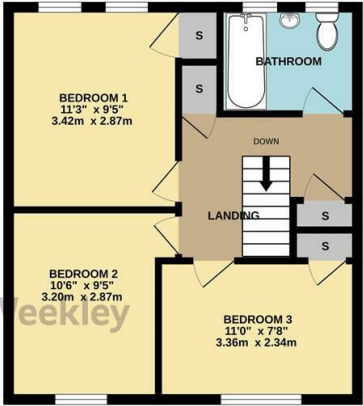


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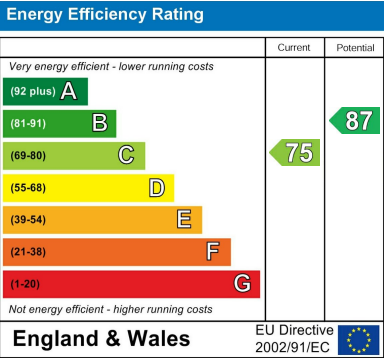
GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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