



Treacle Lane

RUSHDEN,
Hertfordshire, SG9 0SL

Freehold – Guide Price £750,000

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properties

A beautifully presented, light, spacious and versatile 4 bedroom semi-detached family home with a generous plot located in idyllic village location with stunning views over open farmland to the rear! Located on Treacle Lane, Rushden this wonderful family home offers spacious accommodation throughout with 3 reception rooms, a cloakroom, utility and stunning kitchen/diner backing on to the rear garden on the ground floor. On the first are 3 double bedrooms (en-suite to master) and family bathroom. Externally the property sits on a plot of approx. ¼ acre, has a 2-3 car driveway with single detached garage and offers beautiful, private front and rear gardens with unspoilt views of rolling hills and open farmland to the rear. A wonderful family home that must be viewed in person for the spacious accommodation and glorious setting to be fully appreciated.

- Beautifully presented, light and spacious throughout
- 4 Double bedrooms
- Idyllic village location within 10 minute drive of town amenities & transport links
- Council Tax band D
- Versatile accommodation
- Stunning views over open farmland and hills to the rear
- Generous well established and maintained front and rear gardens
- EPC rating D



Accommodation

Open entrance porch, front door to:

Entrance Hallway

Wall mounted electric heater, stairs to the first floor, doors to:

Guest Bedroom Four

21' 0" x 9' 10" (6.40m x 3.00m)

Window to the rear aspect, wall mounted electric heater.

Study

9' 4" x 7' 3" (2.84m x 2.21m)

Window to the front aspect, wall mounted electric heater.

Lounge

21' 0" x 15' 7" (6.40m x 4.75m)

Wall mounted electric heater, floor to ceiling windows and French doors to rear patio, doors to:

Family Room

13' 2" x 9' 5" (4.01m x 2.87m)

Two windows to the front aspect, wall mounted electric heater.

Kitchen/Diner

22' 0" x 12' 0" (6.71m x 3.66m)

Under floor heating, window to the side aspect, floor to ceiling windows and French doors to rear patio, two Velux windows to the rear aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, integral double oven/grill, induction hob with extractor over, fridge/freezer, space for dishwasher, central island with work surface over and base level storage units under, door to:

Utility Room

6' 2" x 5' 5" (1.88m x 1.65m)

Wall mounted and base level units with work surface over and space under for washer/dryer and fridge, external door to side, door to:



Cloakroom

WC, wash hand basin, heated towel rail, window to the side aspect.

First Floor

Landing

Window to the front aspect, loft hatch, storage cupboard, airing cupboard housing hot water tank, doors to:

Bedroom One

15' 9" x 12' 4" (4.80m x 3.76m)

Window to the rear aspect, wall mounted electric heater, loft hatch, door to:

En-suite

Window to the front aspect, heated towel rail, shower cubicle with power shower, WC, wash hand basin.

Bedroom Two

14' 0" x 10' 0" (4.27m x 3.05m)

Window to the rear aspect, wall mounted electric heater, feature fireplace, built in storage cupboard.



Bedroom Three

16' 8" x 7' 3" (5.08m x 2.21m)

Two windows to the rear aspect,
two wall mounted electric heaters.

Bathroom

Two windows to the front aspect,
heated towel rail, WC, wash hand
basin, bath with electric shower
over and screen.

External

Front

Large enclosed front garden
measuring approx. 60ft x 40ft with
established beds, borders,
ornamental shrubs and trees, patio
seating area, gated driveway
providing ORP for 3 cars, access to
rear at side.

Single Garage

Detached garage with light &
power, up and over door.

Rear

Sunken patio terrace leading to
South facing rear garden laid to
lawn measuring approx. 50ft x 60ft ,
timber storage shed, views over
open farmland, access at side to
front.





Approximate Gross Internal Area
 Ground Floor = 107.8 sq m / 1,160 sq ft
 First Floor = 71.9 sq m / 774 sq ft
 Shed / Garage = 24.1 sq m / 259 sq ft
 Total = 203.8 sq m / 2,193 sq ft

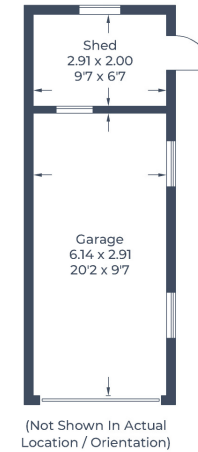
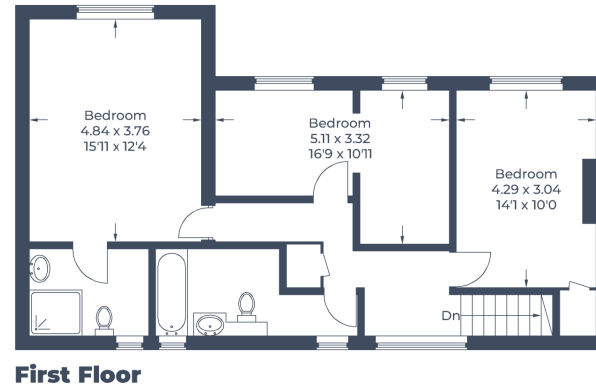
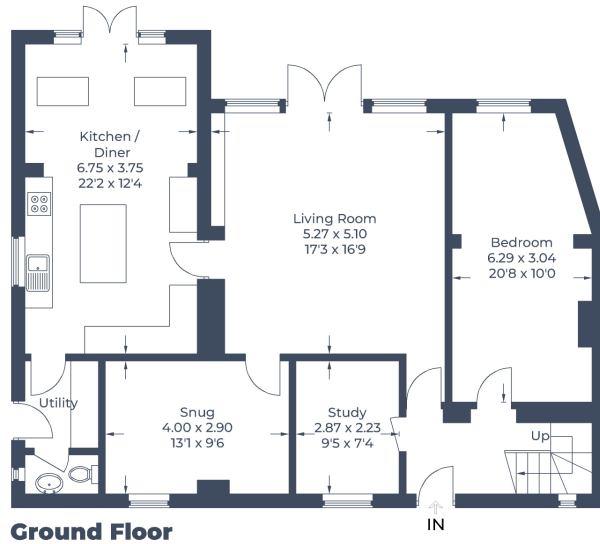
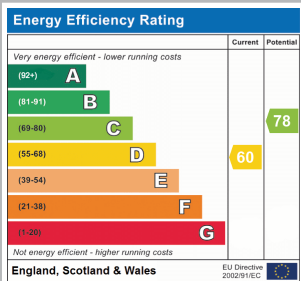


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Viewing by appointment only

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