



1 Shakespeare Road, Rushden,  
Northamptonshire. NN10 6BN







# Offers Over £250,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce this lovely three bedroom semi- detached family home with a cul-de-sac location and being offered with No Onward Chain. Accommodation comprises of: Entrance hallway, spacious lounge-dining room, fully fitted kitchen, three bedrooms and family bathroom. The rear garden is of a low maintenance style and enclosed by timber fencing. Front garden with long driveway and detached single garage. Property is by private double gates to the front.







### Entrance

Step inside this lovely three bedroom semi-detached family home via the composite door with opaque window to the side. The hall is light and bright with neutral decoration. Stairs rising to the first floor, door to the lounge - dining area, and the radiator completes the picture.

### Living / Dining Room

3.85m x 7.90m (12' 8" x 25' 11") The lounge is spacious and extends into the family dining room. The bay window with fitted blinds for privacy. The lounge is also fitted with a handy under stairs cupboard which houses the consumer unit, there is also an opaque window to the side. The room is complemented by two panelled radiators and TV point with numerous electrical outlet sockets.

### Dining Room

The dining room is at the far end of this expansive lounge. There are French doors to the rear allowing access into the enclosed rear garden. This space would easily allow for a modern table to allow the family to enjoy at meal times. Panelled radiator and door to the kitchen.

### Kitchen

2.40m x 3.00m (7' 10" x 9' 10") Beautiful fitted kitchen and dressed in white cabinets with a Stoves electric oven and Halogen hob and black contemporary extraction hood with lighting. Kitchen is fitted with integral appliances to include fridge and washing machine. The kitchen is also fitted with a stainless steel sink drainer with mixer tap and upstands and contrasting work surfaces over. There is a window to the rear aspect and composite door the flooring is vinyl.

### First Floor Landing

Ascend the staircase from the entrance hallway. On reaching the landing there is a window to side aspect allowing for pure natural light to enhance the space. here you will also find the loft access. The airing cupboard houses the logic combination boiler. Doors to all rooms.

### Bedroom One

2.90m x 4.22m (9' 6" x 13' 10") The main bedroom is situated to the front of the smart semi-detached home. The room is spacious and dressed in natural tones throughout and can easily accommodate modern furniture. There is a uPVC window to the front and panelled radiator.

### Bedroom Two

3.00m x 3.55m (9' 8" x 11' 6") The second bedroom is

bedroom and is situated to the rear of the property and overlooks the garden. The window to the rear is uPVC and the room is complete with a panelled radiator.

### Bedroom Three

1.90m x 3.30m (6' 3" x 10' 10") The third bedroom can have flexible use as either a bedroom, home office or maybe a nursery. The window to the front is uPVC and is complemented by a fitted wardrobe over the bulkhead stair case.

### Bathroom

1.70m x 1.95m (5' 7" x 6' 5") The main bathroom is fitted with a stylish shower cubicle with shower and rain shower over. The shower room is fitted with a concealed cistern with low level WC. There is a wash hand basin with vanity unit and mixer tap. The flooring is vinyl and the picture is complete with a radiator. The window to the rear is opaque.

### Rear Garden

The rear garden is mainly low maintenance style and is enclosed by timber fencing. There is a side gate which opens onto the driveway and access to the single detached garage. There is also an outside tap.

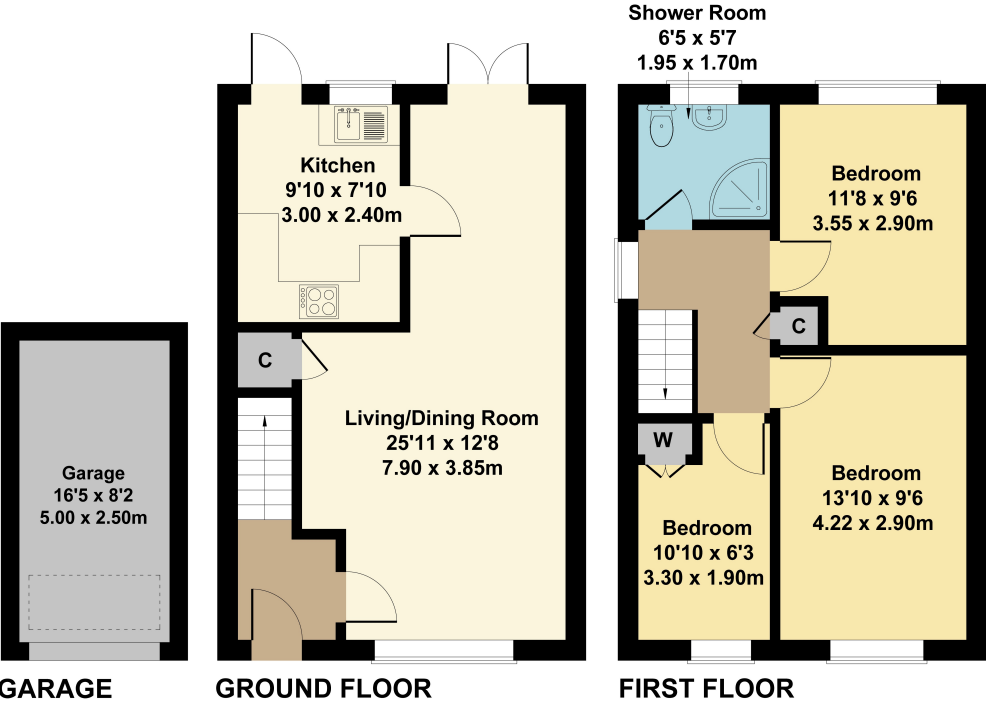
### Garage

2.50m x 5.00m (8' 2" x 16' 5") The garage is fitted with an up and over door.

### Front Garden

The front of this property is approached by double wooden opening gates. Inside the driveway allows for one/ two vehicles to be parked. There is a small section of lawn with a large hedgerow providing privacy.

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Approximate Gross Internal Area = 94 sq m / 1012 sq ft

