CHARLES ORLEBAR

Estate Agents & Auctioneers



55 Springfield Road, Rushden, NN10 0QT

Offers In Excess Of £400,000

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DO NOT LIFT BY HANDLES

# 55 Springfield Road

## Rushden, NN10 0QT

- 4/5 Bedrooms
- Offroad parking
- Landscaped garden
- Situated opposite green space
- Family bathroom, ensuite & w/c
- Garage
- Air conditioning
- Ideal for commuting

An exceptionally versatile family home in a sought-after, family-friendly location opposite a green space and play park.

Set within one of Rushden's desirable residential areas, this home offers an impressive combination of modern comfort, thoughtful upgrades, and spacious family living.

The property has a versatile layout, offering four reception rooms on the ground floor, providing ample flexibility to suit a range of lifestyles. Whether used as additional living areas, a home office, or a fifth bedroom, the space lends itself perfectly to growing families or those who enjoy entertaining.

Inside, the property has been enhanced with recently fitted air conditioning, ensuring year-round comfort, and a welcoming marble-tiled hallway that creates a sense of luxury from the moment you enter. The conservatory benefits from a warm roof conversion, transforming it into a bright and comfortable space that can be enjoyed in all seasons.

The landscaped rear garden offers a private and tranquil retreat, beautifully designed for relaxation and outdoor dining. To the front, the home enjoys a picturesque outlook over a communal green space complete with a children's play park, adding to the community feel of the area.

The location is particularly sought after for its excellent road links, with the A6 nearby providing easy access to Bedford and Kettering. Families will also appreciate the highly regarded local schools, including a primary school conveniently located within the estate, making this an ideal setting for family life.





Offers In Excess Of £400,000



| | |
|---|---|
| Hall | |
| Snug/Bedroom 5 | 11'0" x 9'1" (3.36m x 2.76m) |
| Office | 7'3" x 9'9" (2.22m x 2.96m) |
| WC | |
| Kitchen | 17'9" x 11'1" (5.42m x 3.38m) |
| Living Room | 11'4" x 17'1" (3.45m x 5.21m) |
| Dining Room | 12'8" x 12'7" (3.87m x 3.84m) |
| Landing | |
| Bedroom 1 | 13'5" x 9'3" (4.09m x 2.83m) |
| En-suite | |
| Bedroom 2 | 11'7" x 8'6" (3.52m x 2.60m) |
| Bedroom 3 | 10'11" x 9'1" (3.34m x 2.77m) |
| Bedroom 4 | 8'0" x 8'8" (2.43m x 2.65m) |
| Family Bathroom | |







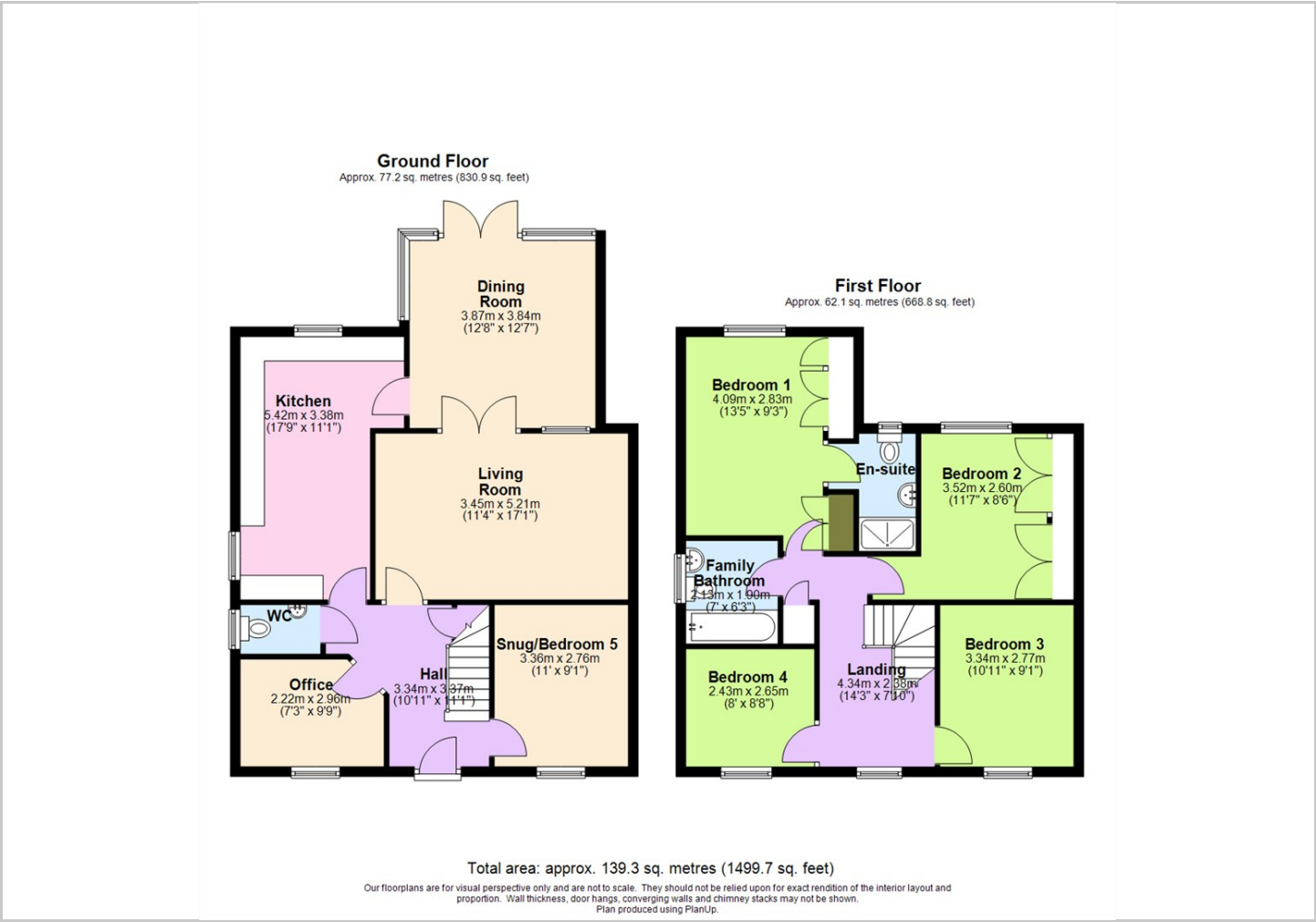




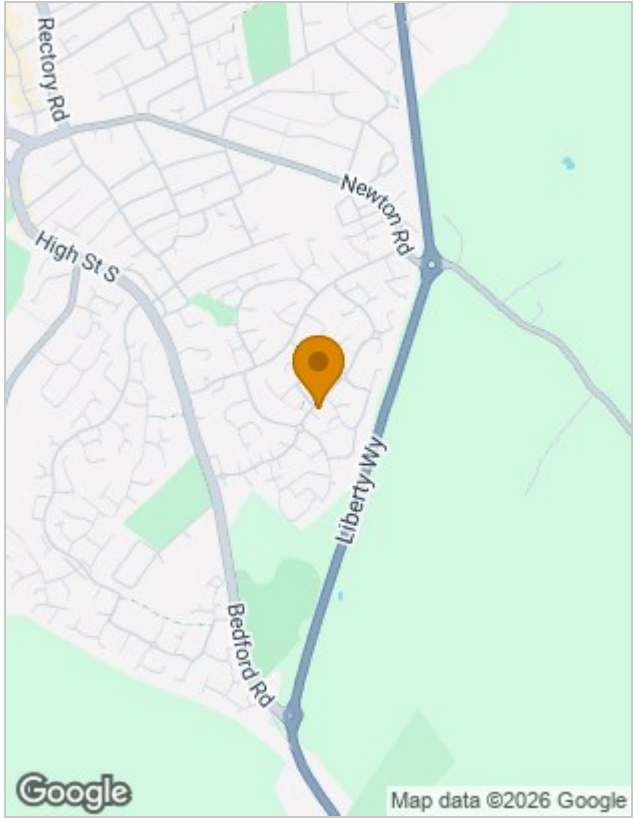



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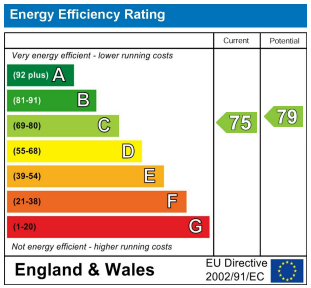
## Floor Plans




## Location Map




## Energy Performance Graph




**Council Tax Band:** E
North Northants

**Tenure:** Freehold

## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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