

22 Blackfriars  
Rushden  
Northamptonshire  
NN10 9PF

£220,000



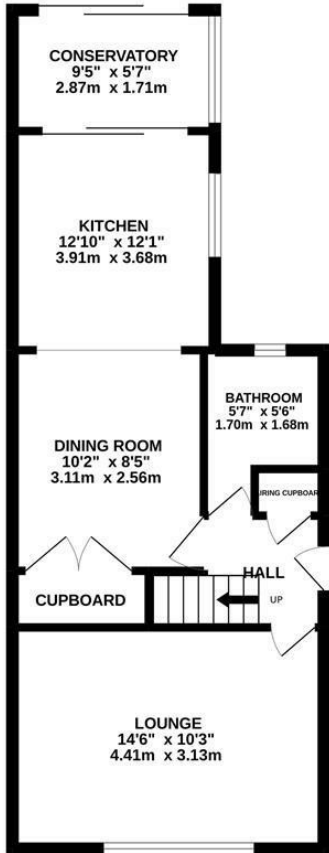
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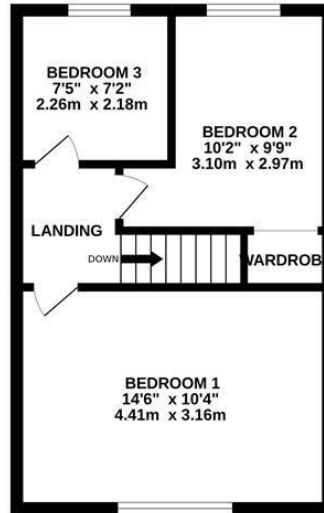


# FLOOR PLANS

GROUND FLOOR



1ST FLOOR



## AT A GLANCE...



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custom text 2



custom text 5



custom text 3



custom text 6

Whilst 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 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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## WHAT'S GREAT?

Situated on the ever popular Grange way Estate stands this perfect first time buy which is within walking distance to Rushden's town centre where you will find a variety of shops, pubs and restaurants. Not only this, you are a stones throw away from the famous Rushden lakes offering plenty of shops, restaurants and lake which is perfect for those light summer evening walks.

Upon entering this property you are greeted with a large driveway that will allow up to three vehicles. As you enter via the front door you are welcomed with a spacious hallway leading off to the lounge, dining room, bathroom, kitchen and conservatory, letting in floods of natural light.

To the first floor we have three spacious bedrooms with built in wardrobes to the second bedroom, the bedrooms are fully carpeted also.

To the rear of the property you are welcomed with a large garden, mainly laid to lawn with a

blocked paved area. This garden is perfect for entertaining and is also secluded which allows privacy.

For more information or to arrange your viewing and avoid disappointment please call our Wellingborough team on 01933 830 300.

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# SELLER'S SECRET



Why we like it....

# OSCAR JAMES

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To buy or not to buy....

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