CHARLES ORLEBAR

Estate Agents & Auctioneers



15 Batsmans Drive, Rushden, Northamptonshire, NN10 6EW

£300,000

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Oooo...
GET ME A WINE!

# 15 Batsmans Drive

## Rushden, NN10 6EW

£300,000



- 3 Double bedrooms
- Family bathroom
- Kitchen/diner
- Garage and offroad parking
- Ensuite to bedroom 1
- No chain
- Walking distance to Rushden Lakes
- Large garden

Situated in a peaceful no-through road position and within easy walking distance of Rushden Lakes, this spacious three double bedroom townhouse offers versatile accommodation across three floors, making it an ideal home for families, professionals, or those seeking extra living space.

The ground floor features a welcoming entrance hall, a convenient WC, and a generous kitchen/diner with ample space for both cooking and entertaining.

On the first floor, you'll find a double bedroom, living room and a family bathroom, to the rear, the well-proportioned living room enjoys views over the private garden and provides the perfect space to relax.while the top floor is dedicated to another double bedroom and the impressive principal bedroom, complete with its own en-suite shower room and an abundance of space.

Outside, the property continues to impress with a large private rear garden, offering plenty of room for outdoor dining, children's play equipment, or simply enjoying the warmer months. Further benefits include a garage and off-road parking.

Located close to local amenities, well-regarded schools, and excellent transport links, whilst being just a short stroll from the shops, restaurants, leisure facilities and lakeside walks at Rushden Lakes, this is a fantastic opportunity to secure a spacious and well-positioned home.

Early viewing is highly recommended.





Hall
WC
Kitchen/Dining Room
Garage
Landing
Living Room
Bathroom
Bedroom 3
Landing.
Bedroom 1
En-suite Shower Room
Bedroom 2
Gardens
Rear Garden



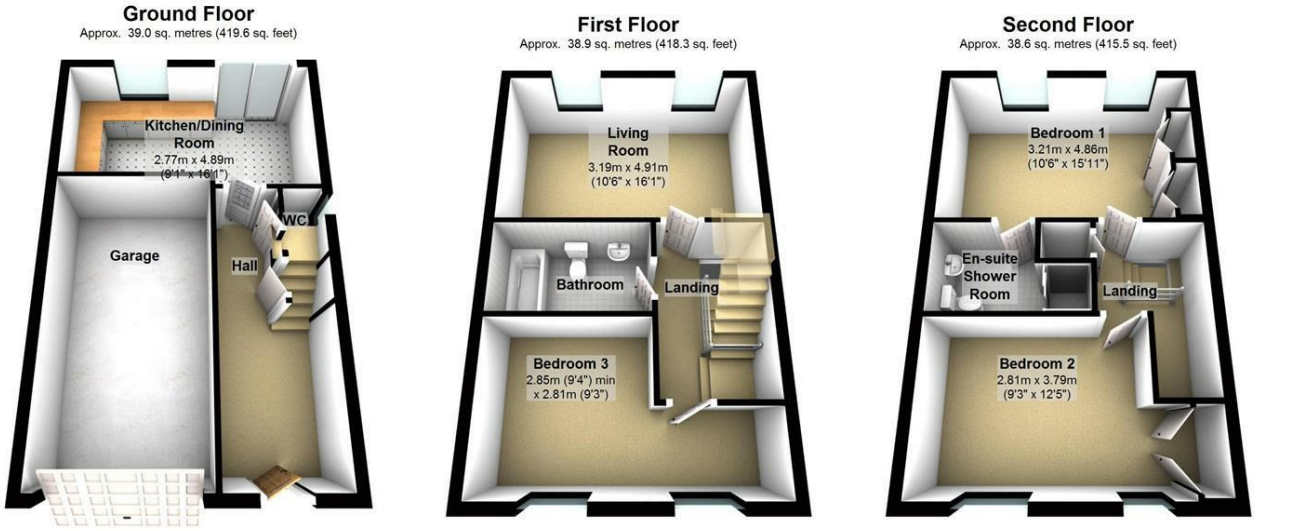

A45
River Nene
Higham Ferrers
WARMONDS HILL
Higham Rd
John Clark Way
Wellingborough Rd
Rushden
Landsat / Copernicus, Maxar Technologies







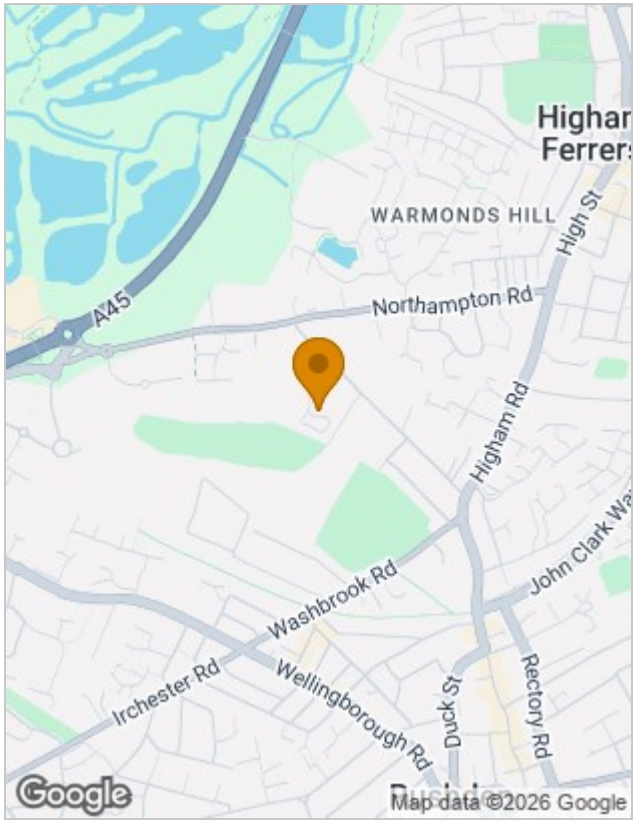
## Floor Plans



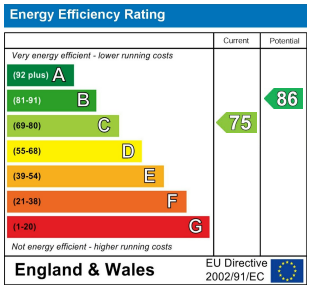

Total area: approx. 116.4 sq. metres (1253.4 sq. feet)

Our floorplans are for visual perspective only and are not to scale. They should not be relied upon for exact rendition of the interior layout and proportion. Wall thickness, door hangs, converging walls and chimney stacks may not be shown. Plan produced using PlanUp.

## Location Map




## Energy Performance Graph




**Council Tax Band:** C
North Northants District Council

**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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