



40 Fitzwilliam Leys

Rushden, Northamptonshire NN10 8LY



Simpson & Weekley

EXTENDED DETACHED FAMILY HOME Simpson and Weekley are delighted to offer to the market this large four double bedroom, detached family home. Ideally located on the popular Fitzwilliam Leys and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The property has been greatly improved by the current owners and offers ample living accommodation set over two floors and comprising in brief; entrance hallway, large lounge family room, open plan kitchen dining room, office and WC downstairs. The first floor boasts a large master bedroom with en-suite shower room, three further double bedrooms and a large four piece family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden, a front garden, private driveway and single garage to the front of the home. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating Ordered, Council Tax Band D



£400,000



GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.

1ST FLOOR
757 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 1539 sq.ft. (143.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
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Journey Personal



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