



39 Champion Close
Rushden, Northants NN10 0UJ



Simpson & Weekley

NO CHAIN Simpson and Weekley are delighted to offer to the market this large four-bedroom detached family home. Perfectly located on and popular development on the south side of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. Situated in the corner of a peaceful cul-de-sac, offering views over open parkland and offering generous living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, kitchen breakfast room, utility room, conservatory and WC downstairs. The first floor boasts a large master bedroom with built in wardrobes and en-suite shower room, three further bedrooms and a family bathroom. The property also benefits from gas central heating and double glazing throughout. Externally there is a private garden to the rear of the home, a front garden and a single garage and private driveway at 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 E

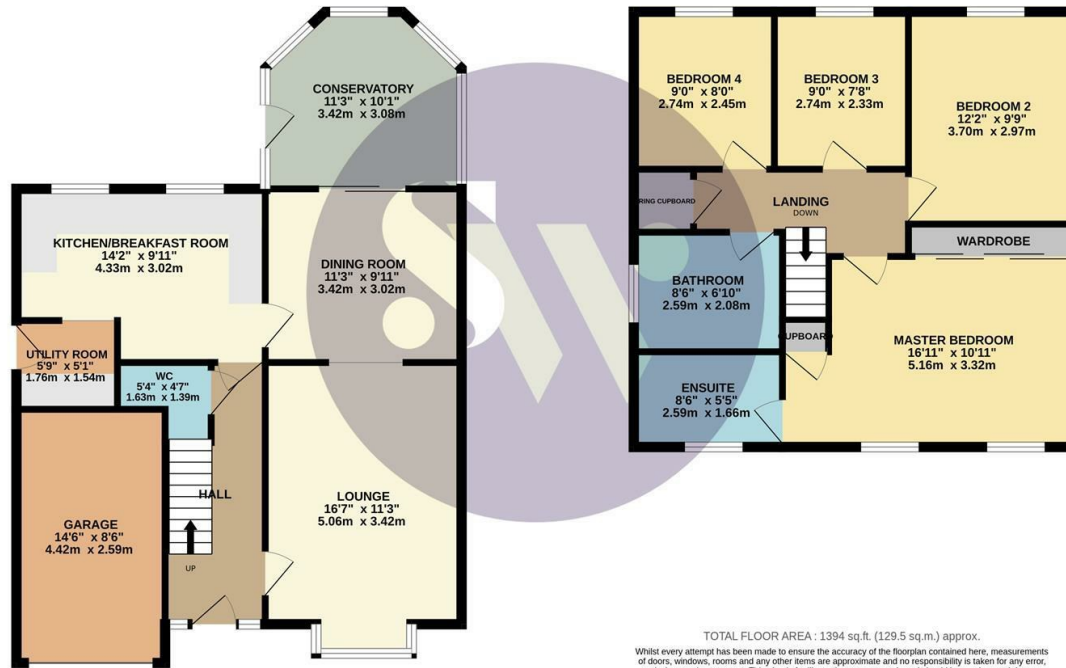


Offers In Excess Of £375,000



GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.

1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 sq.m.) approx.
 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.
 Made with Metropix ©2023



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	1	1
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
&Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW