



37 Vicarage Road

Rushden, Northamptonshire NN10 0BF



**Simpson & Weekley**

\*\*\*PRIVATE PLOT\*\*\* Simpson and Weekley are delighted to offer to the market this wonderfully presented three-bedroom detached family home. Ideally located on a modern development on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools, and the always popular Rushden Lakes development. The home is extremely well presented throughout and boast living accommodation set over two floors and comprising in brief; entrance hallway, lounge diner, modern re-fitted kitchen, conservatory and WC downstairs. The first floor offers a master bedroom with en-suite shower room, two further bedrooms and a modern family bathroom. The home also benefits from gas central heating, underfloor heating, and air conditioning along with being fully double glazed throughout. Externally there is a private landscaped rear garden, an enclosed front garden, single garage and driveway to the side of the home, An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Ordered, Council Tax Band C

Offers In Excess Of £315,000



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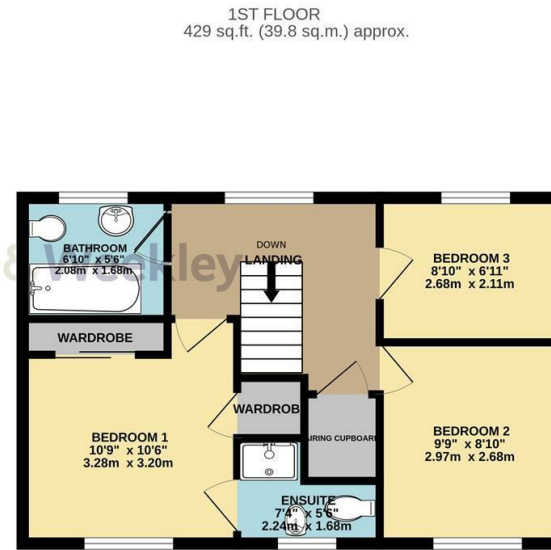
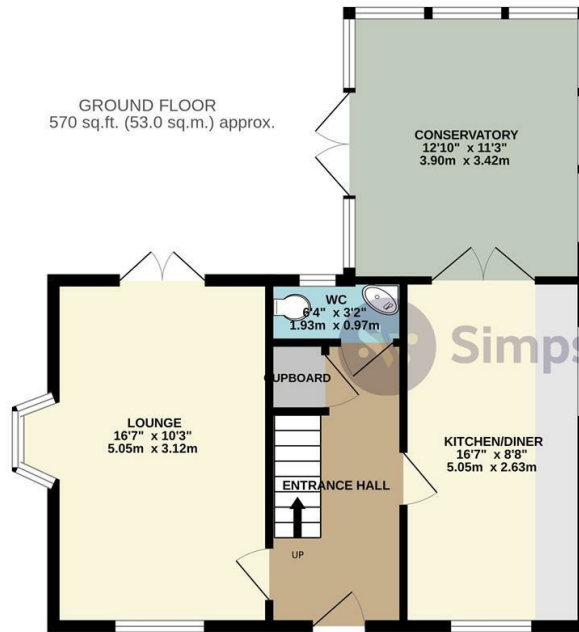


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TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.

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.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Simpson  
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Journey Personal



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