



12 Hayway  
Rushden, NN10 6AG



**Simpson & Weekley**



\*\*\*EXECUTIVE HOME\*\*\* \*\*\*INDOOR SWIMMING POOL\*\*\* Simpson and Weekley are delighted to offer to the market for the first time in over 40 years this substantial family home. Perfectly situated on a large private plot along the highly sought after Hayway in between the two Northamptonshire towns of Rushden and Higham Ferrers. The home offers easy access to lots of local amenities including shops, parks, schools, and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising inn brief; entrance porch, grand entrance hallway, living room, dining/family room, kitchen diner, utility room and WC downstairs. The first floor boasts four double bedrooms along with a family bathroom and separate WC. The property also benefits from gas central heating and double glazing throughout. Externally there is a private driveway along with ample parking for several cars. To the side of the home is a detached indoor swimming pool. At the rear of the home is a large open rear garden with a large patio seating area. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band G



£725,000



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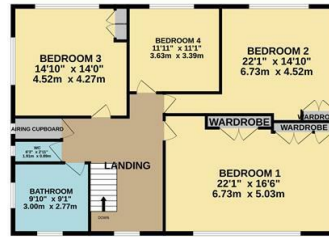
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1ST FLOOR  
1214 sq.ft. (112.8 sq.m.) approx.



GROUND FLOOR  
2304 sq.ft. (214.0 sq.m.) approx.



TOTAL FLOOR AREA: 3518 sq.ft. (326.8 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. The 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 C2024



### 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>	60	77
	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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