



63 Hayway

Rushden, Northamptonshire NN10 6AG



Simpson & Weekley

Set on the highly regarded 'Hayway', just a short distance from shops, schools and Rushden Lakes is this very well presented, recently modernised, three bedroom detached family home. The house boasts three double bedrooms with an en-suite and walk in wardrobe to the master bedroom, and benefits from a stunning re-fitted kitchen/diner, garage kitted out and used as a gym and a landscaped rear garden. The accommodation in brief comprises entrance hall, cloakroom, kitchen/diner and living room with French doors opening onto the garden. To the first floor there is a landing, family bathroom, two large double bedrooms and stairs to the master bedroom with a walk in wardrobe and en-suite shower room. Externally there is a small front garden with driveway providing off road parking for two cars and access to a detached garage. There is also a low maintenance, enclosed rear garden with artificial turf, spacious paved patio and raised bedding areas. A fantastic family home in an ideal location with easy access to the A45 and A6 providing routes to Wellingborough or Bedford where trains from the respective railway stations can get you into the capital within an hour. EPC Rating Ordered, Council Tax Band D



Offers In Excess Of £310,000



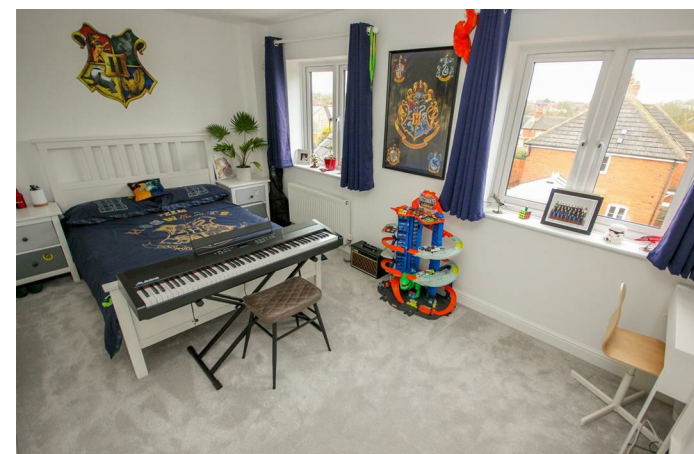
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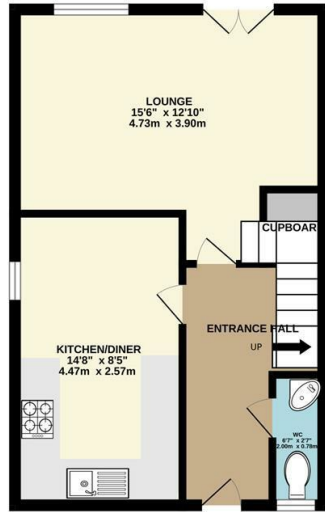
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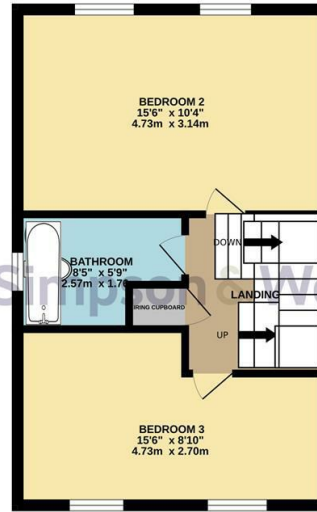
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GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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