



14 Hollowell Close

Rushden, Northamptonshire NN10 0YY



**Simpson & Weekley**

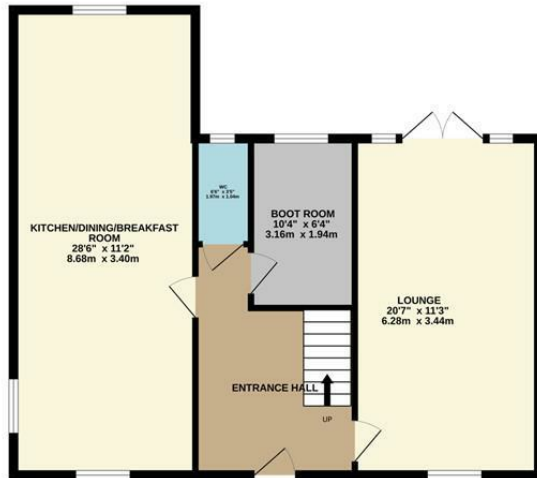
\*\*\*FIVE BEDROOM EXECUTIVE HOME\*\*\* Simpson and Weekley proudly offer to the market this amazing five-bedroom detached family home. Ideally located on the south side of Rushden and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home boasts ample living accommodation set over three floors and comprising in brief; entrance hallway, lounge, kitchen diner, boot room and WC downstairs. The first floor offers a large double aspect master bedroom with built in wardrobes and a re-fitted en-suite shower room. There are two further bedrooms and a four-piece family bathroom on the second floor. The top floor offers two further double bedrooms and a separate shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a fantastic landscaped, private rear garden with raised deck seating area. There is also a large private parking area to the front and side of the property and a detached double garage that has been converted into a home office and storage. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band F

Offers In Excess Of £475,000

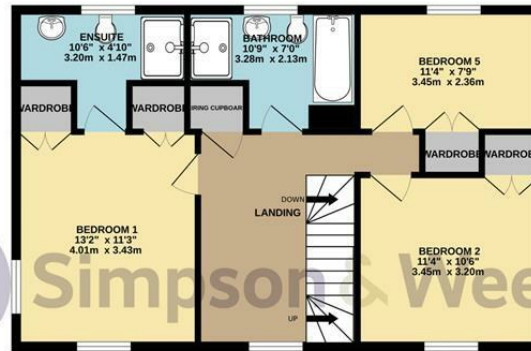
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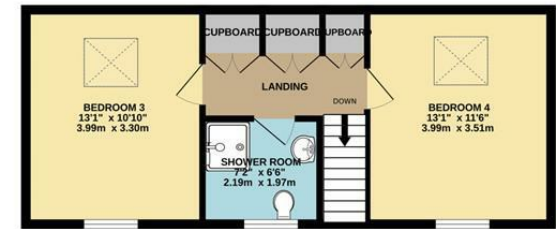
GROUND FLOOR  
752 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



2ND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1835 sq.ft. (170.4 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	

Current: 77  
Potential: 84



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