



6 Larkhill

Rushden, Northamptonshire NN10 6BG



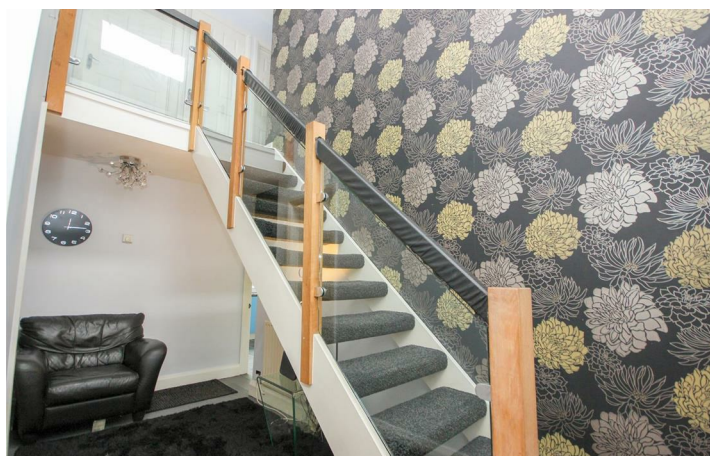
Simpson & Weekley

FIVE BEDROOM DETACHED HOME Set just off of the Rushden and Higham Ferrers border, towards the Rushden Lakes side of town is this very well presented, extended detached family residence boasting three reception rooms including a 25ft x 17ft2 (max) dining room, five bedrooms of which two have en-suite shower facilities, two kitchen areas and extensive well maintained gardens wrapping around the side and rear of the property. There are also benefits of double glazing, gas radiator central heating, a refitted bathroom, ground floor cloakroom and off road parking. The accommodation in brief comprises entrance hall, cloakroom, kitchen/breakfast room, second kitchen area, dining room, study and living room to the ground floor. To the first floor there are five bedrooms and a family bathroom. Externally there is an enclosed garden to the side and rear and a front garden with parking for several cars. An internal viewing is highly recommended to fully appreciate everything this property has to offer. EPC Rating D, Council Tax Band E



£500,000

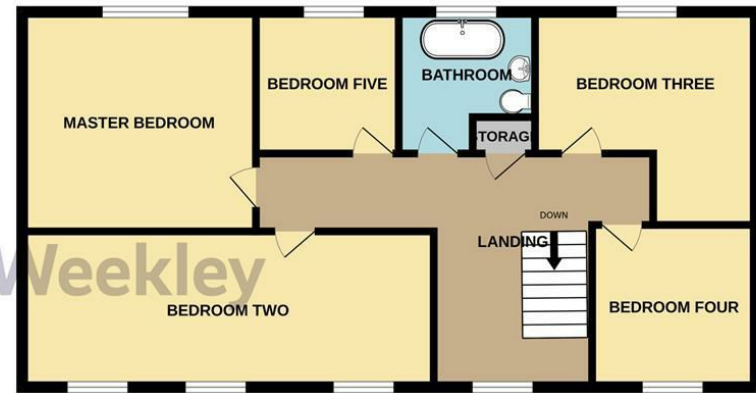
 5  2  3



GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (142.0 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

The table shows a current energy efficiency rating of 60 (D) and a potential rating of 80 (B). The EU Directive 2002/91/EC is also mentioned.



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