



20 Catlin Way
Rushden, NN10 9FN



Simpson & Weekley

SECLUDED LOCATION Simpson and Weekly are delighted to offer to the market this three bedroom semi-detached family home. Ideally located on the popular Catlin Way on the edge of Rushden town centre. The home offers easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. Beautifully tucked away and boasting ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, kitchen diner and WC downstairs. The first floor offers a large master bedroom with an en-suite shower room, a second double bedroom, a third single bedroom and a separate family bathroom. The property also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden, a front garden and private off street parking. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating B, Council Tax Band C

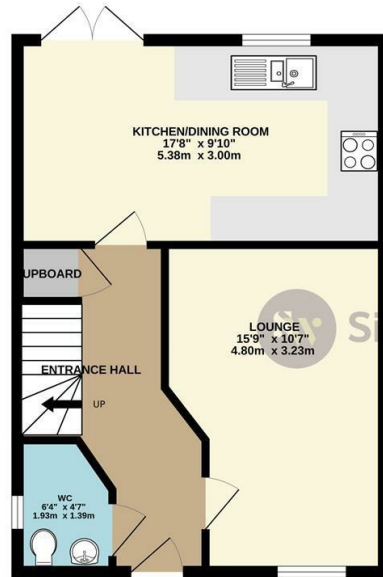


£280,000

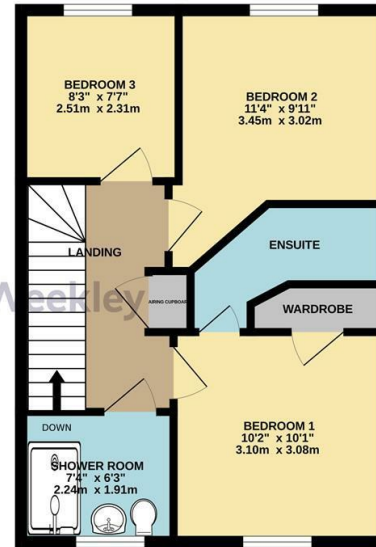
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GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

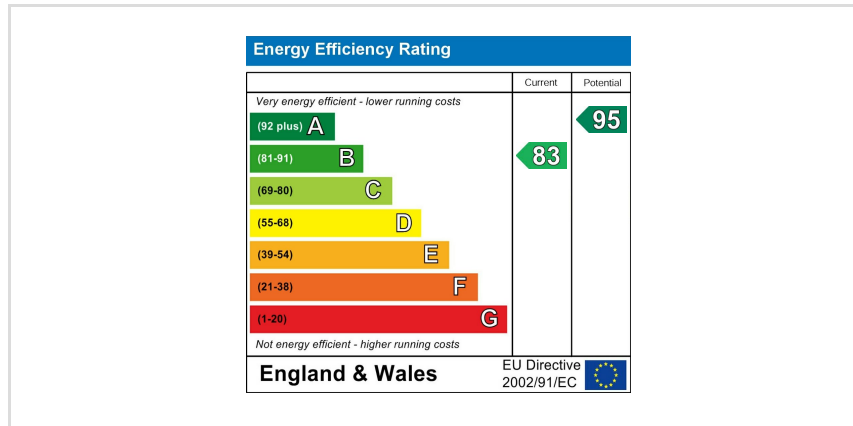


1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.6 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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