



27 Townsend Leys  
Rushden, NN10 8LW



**Simpson & Weekley**



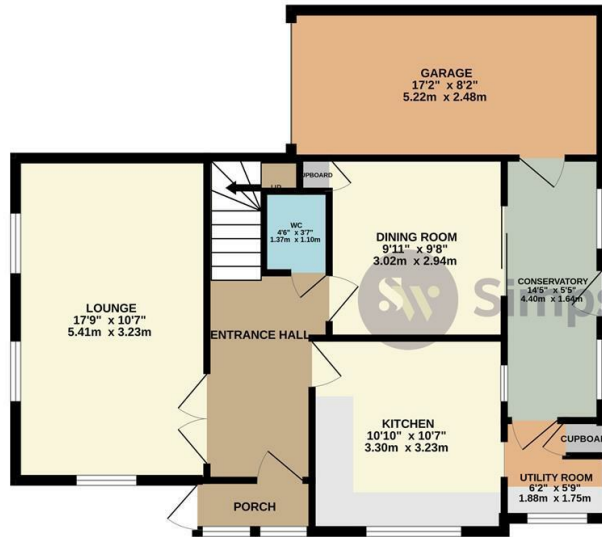
Simpson and Weekley are delighted to offer the market this wonderful four bedroom detached family home. Ideally located on the edge of the highly sought after Northamptonshire market town of Higham Ferrers. The home offers easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance porch, inner hallway, double aspect lounge, dining room, kitchen, conservatory, utility room and WC downstairs. The first floor offers a large master bedroom with en-suite shower room, two further double bedrooms and a single fourth bedroom. Completing the upstairs accommodation is a well presented family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a landscaped rear garden a side garden, private driveway and single garage to the rear of the home. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band D



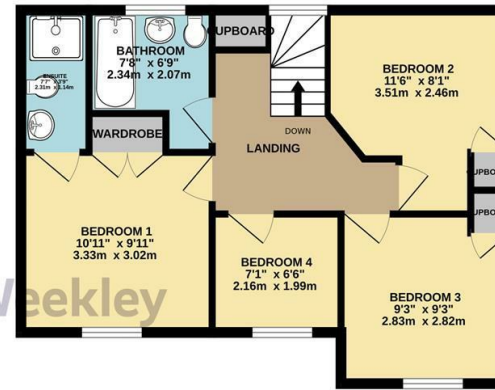
Offers In Excess Of £350,000



GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	68	
(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	





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