



48 Parker Way
Rushden, NN10 8PN



Simpson & Weekley

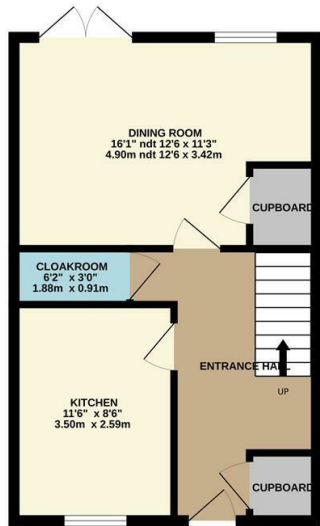
Set on the edge of the development in a cul-de-sac location is this modern, well presented, three storey townhouse. The property boasts a rear garden not overlooked from the rear, off road parking for two cars, three double bedrooms with an en-suite to the master bedroom and separate reception rooms. The house is entered via a large entrance hall with storage cupboards, stairs to the first floor and doors to all ground floor rooms which include a fitted kitchen, cloakroom and large dining room with French doors to the rear garden. To the first floor there is a living room that could work as a lounge/diner, family bathroom, double bedroom and stairs to the second floor landing where you will find two further double bedrooms with an en-suite to the master bedroom and a loft access with a pull down ladder to a boarded loft space. Externally there is a small frontage, off road parking and a further parking space towards the rear of the property. A lovely family home with a spacious layout located in the popular market town of Higham Ferrers, schools, parks and shops are all within walking distance, there are also countryside walks that can even take you to Rushden Lakes retail and leisure complex and Irthlingborough or Stanwich Lakes. EPC Rating Ordered, Council Tax Band D



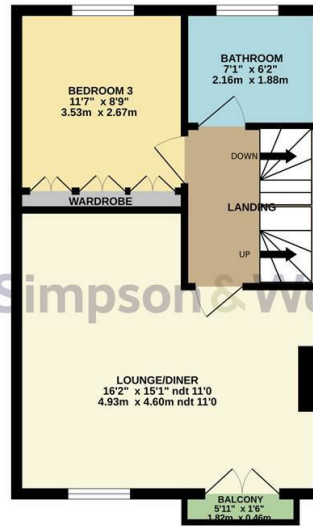
£275,000



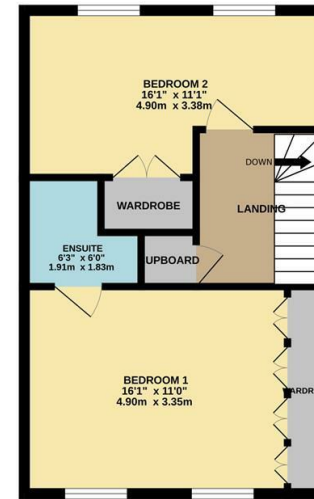
GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.8 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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