



22 Windmill Banks
Rushden, NN10 8JF



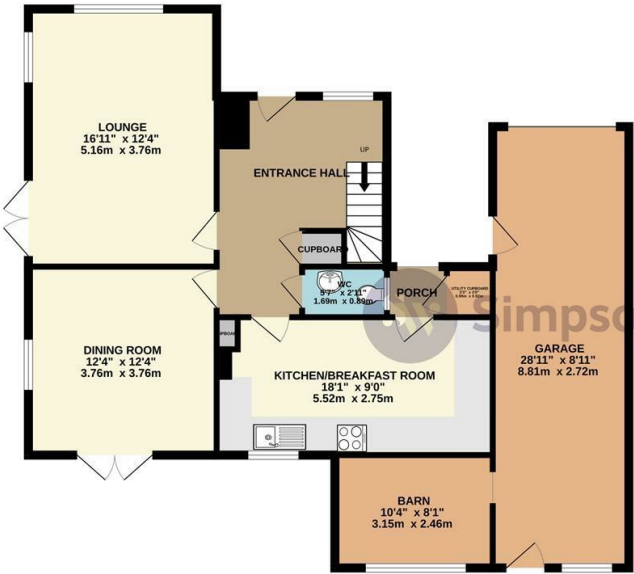
Simpson & Weekley

Set on an enviable plot, on the edge of the historical market town of Higham Ferrers is this unique, detached family home. Set back from the road, the front garden with a sweeping 'in out' driveway, supplies the perfect introduction to this character residence. Upon entering the property from the storm porch you are greeted with a light and airy entrance hall with stairs to the first floor and doors to all principle ground floor rooms. The separate lounge and dining room both benefit from a dual aspect with windows and French doors to the rear and side garden respectively. There is a ground floor cloakroom and a kitchen/breakfast room. The first floor landing has doors leading to four well presented bedrooms with an en-suite to the guest bedroom, en-suite sink to another bedroom and a family shower room. Externally there is side access to a tandem length garage with adjoining workshop, an enclosed lawned garden that wraps around the rear and side of the property and a lawned front garden with boundary hedgerow and an 'in out' driveway providing parking for several cars and access to the garaging. Having been well maintained over the years, this property would make an ideal home for anyone looking for a beautiful house on a larger than average plot with almost endless possibilities to alter, modernise or even extend to meet the requirements of the buyer and create a standout residence in a sought after location. EPC Rating, Ordered. Council Tax Band F

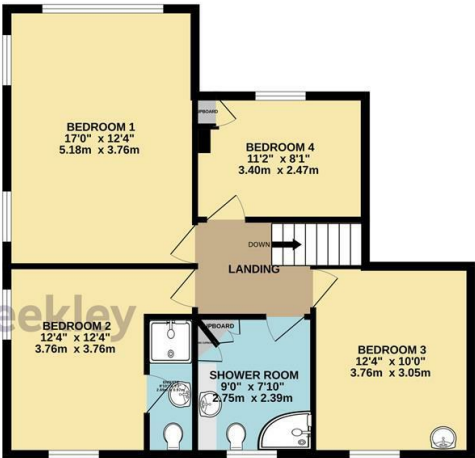
£550,000



GROUND FLOOR
1035 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1742 sq.ft. (161.9 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	



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