



Nippendale  
Rushden, NN10 0DF



Simpson & Weekley



\*\*\*MODERN THREE-BEDROOM DETACHED FAMILY HOME\*\*\* Simpson and Weekley are delighted to offer to the market this wonderfully presented three-bedroom detached family home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The property is beautifully presented throughout and offers ample living accommodation set over two floors and comprising in brief; entrance hallway, open plan lounge dining room, modern kitchen and WC downstairs. the first floor offers a large master bedroom with built in wardrobes, two further bedrooms and a modern family bathroom. Externally there is a private landscaped rear garden, to the front of the home is a large block paved driveway which offers off street parking for several cars. An internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer. EPC Rating C, Council Tax Band D

Asking Price £279,000



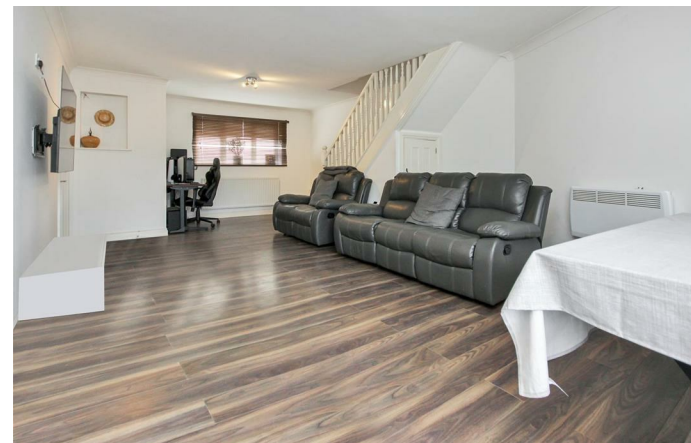
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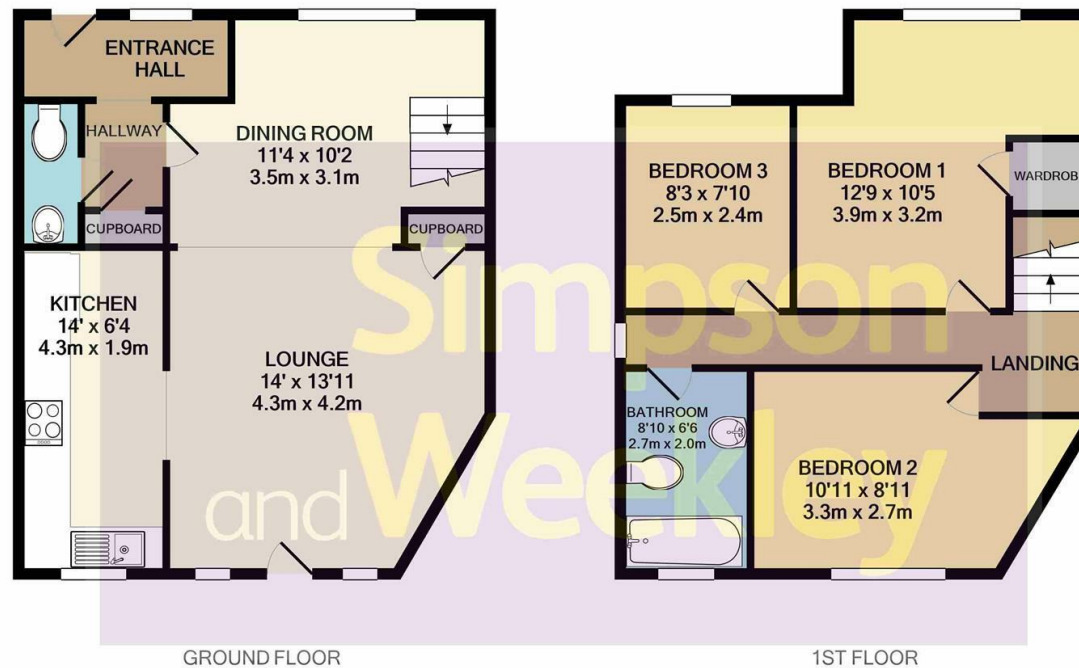
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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>		
(69-80) <b>C</b>		
(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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