



23. School Lane  
Rushden, NN10 8NQ



**Simpson & Weekley**



\*\*\*SPACIOUS FAMILY HOME\*\*\* Simpson and Weekley are delighted to offer to the market this amazing three-bedroom three story townhouse. Ideally located on the highly sought after School Lane in the popular Northamptonshire market town of Higham Ferrers and offering easy access to lots of local amenities including shops, schools, parks and the popular Rushden Lakes development. The property boasts ample living accommodation set over three floors and comprising in brief; entrance hallway, open plan modern kitchen diner and WC downstairs. The first floor offers a large lounge and a double bedroom. The top floor boasts a large master bedroom with en-suite shower room, another double bedroom and a family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden along with a car port and private parking. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating Ordered, Council Tax Band D

£290,000



3



5



1



Simpson & Weekley



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>		
(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	





When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Weekley**

Making Every  
Journey Personal



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