



18 Batsmans Drive
Rushden, NN10 6EW



Simpson & Weekley

*****FIVE BEDROOM EXECUTIVE HOME***** Simpson and Weekley are delighted to offer to the market this amazing detached family home. Ideally located on the highly desirable Batsmans Drive and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is beautifully presented throughout and boasts ample living accommodation set over three floors and comprising in brief; entrance hallway, lounge, dining room, kitchen family room, utility room and WC downstairs. The first floor offers a large master bedroom with built in wardrobes and a modern en-suite bathroom with roll top bath and double shower. There are two further double bedrooms both with built in wardrobes and a separate family bathroom. The top floor offers two further bedrooms and a separate shower room. The home also benefits from gas central heating, double glazing, CCTV and security alarm. Externally there is a landscaped private rear garden, to the side of the home is a driveway for several cars with an EV charging point and a detached double garage. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band F

£525,000



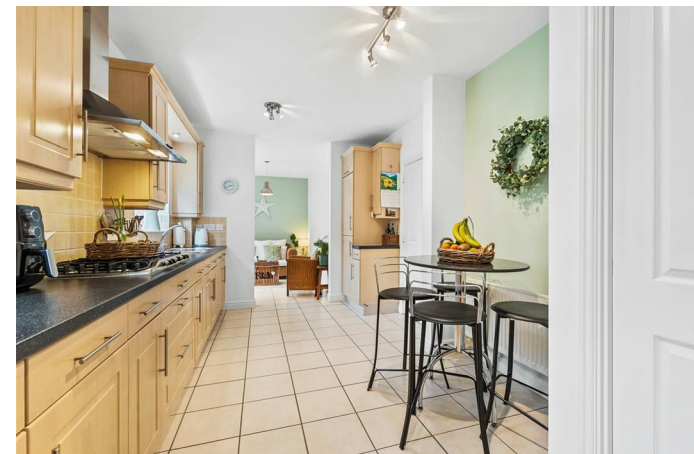
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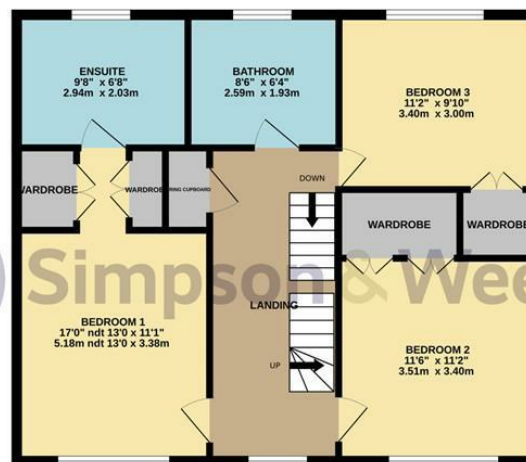
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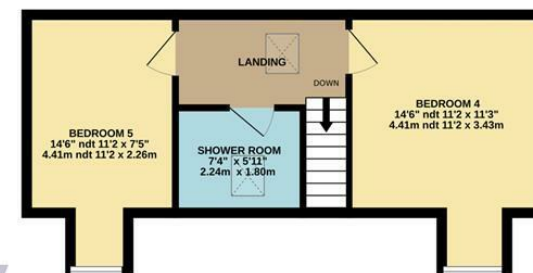
GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.3 sq.m.) approx.



2ND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 1821 sq.ft. (169.2 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	

74

85



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