



10 Pochard Street  
Rushden, Northants NN10 6FX



**Simpson & Weekley**

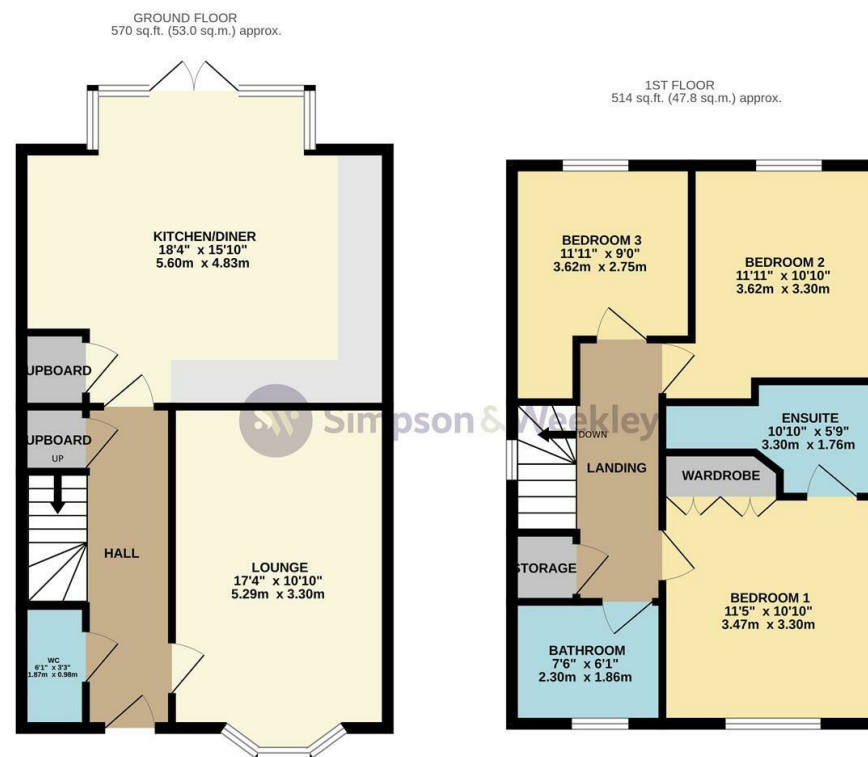


**\*\*\*MODERN DETACHED HOME\*\*\*** Simpson and Weekley are delighted to offer to the market this fantastic three bedroom detached family home. Ideally located on the Sanders fields development on the edge of Higham Ferrers and within striking distance of Rushden Lakes. The home is beautifully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, bay fronted lounge, kitchen diner/family room and WC downstairs. The first floor offers a large master bedroom with built in wardrobes and en-suite shower room, there are two further double bedrooms and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed rear garden, a detached single garage and private driveway to the side of the home. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band D, EPC Rating B

£350,000



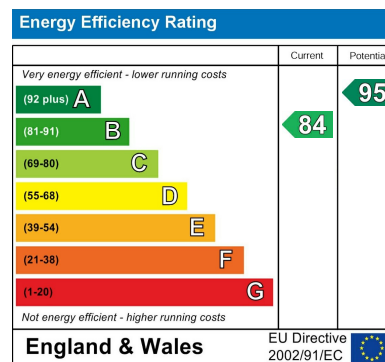
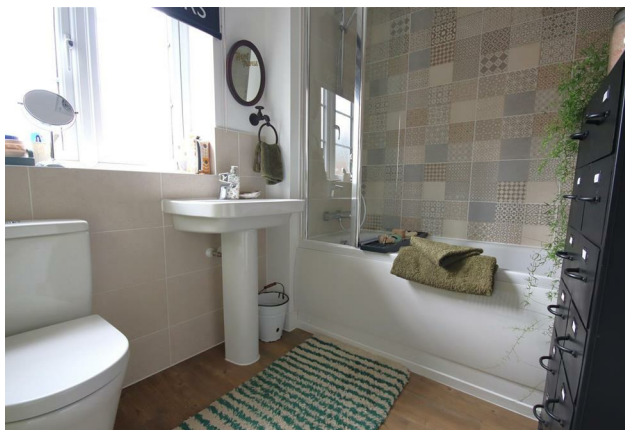
Simpson & Weekley



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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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