



20 Yarrow Close

Rushden, Northamptonshire NN10 0XL



Simpson & Weekley

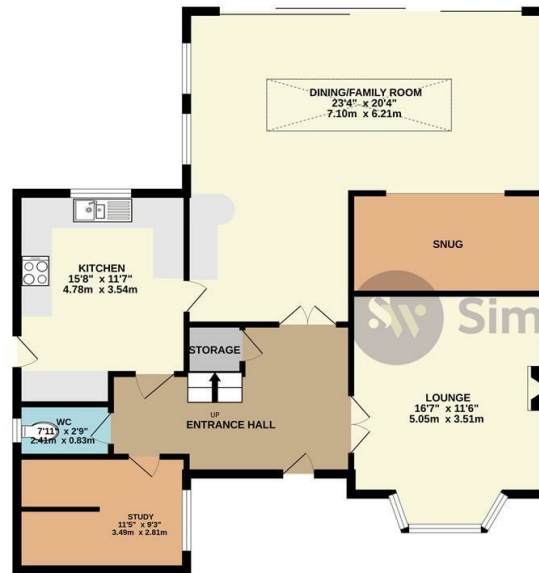
NEW INSTRUCTION ***EXTENDED EXECUTIVE DETACHED HOME*** Simpson and Weekley Lettings are delighted to offer to the market this amazing four bedroom detached family home. Ideally located on the sought after south side of Rushden offering easy access to local amenities including shops, parks, schools, Rushden Lakes and the A6. This extremely spacious home is beautifully presented throughout and boasts ample living accommodation set over two floors. Briefly comprising spacious entrance hallway, bay fronted lounge, open plan kitchen/dining room, further family room, snug, study and WC to the ground floor. The first floor boasts a lovely galleried landing, large master bedroom with dressing room and en-suite shower room, three further double bedrooms and a separate four piece family bathroom. The home also benefits from gas central heating and double glazing. Externally there is a beautiful private rear garden, a small front garden, detached double garage and ample off street parking for several cars. Available early 2026, viewing is very highly recommended to avoid disappointment. EPC Rating C. Council Tax Band F

£2,350 PCM

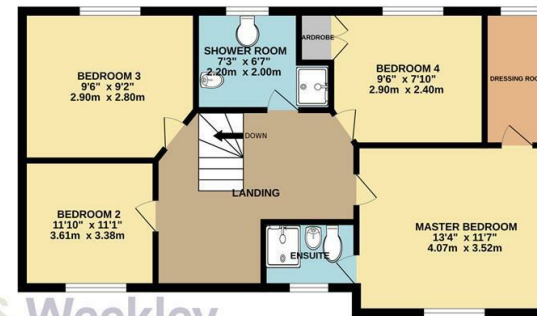


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GROUND FLOOR



1ST FLOOR



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	72	78
(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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