



28 Midland Road
Rushden, NN10 8DN



Simpson & Weekley

Distinctive Three-Storey End Townhouse on Leafy Midland Road – Village-Style Vibes in the Heart of Higham Ferrers.

Nestled on one of Higham Ferrers' most sought-after tree-lined roads, this elegant three-storey end-townhouse on Midland Road offers an exceptional marriage of village-style charm, local heritage and modern convenience. With its peaceful setting and mature trees, it feels a world away from the bustle yet you're just moments from the historic Market Square which hosts a monthly farmers' market, lively community events, and charming independent shops, cafés and pubs, and only a short stroll from the beautiful Grade I-listed St Mary the Virgin Church, whose spire defines the town's skyline.

Inside, the home unfolds across three thoughtfully designed floors, including a top-floor master suite with en-suite, an open-plan living and kitchen area that flows through French doors into a low-maintenance garden, and the added bonus of off-road parking and a garage. With no onward chain, this property is ready for you to move in and enjoy the best of both worlds: quiet, characterful living in one of the town's most desirable spots, with Rushden Lakes' shopping, dining and leisure destination just minutes away. Council Tax Band C, EPC Rating C.

Offers In Excess Of £270,000



3



3



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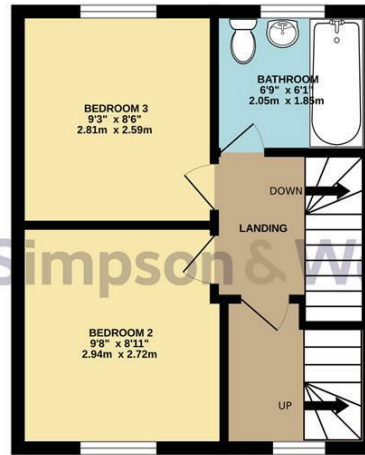


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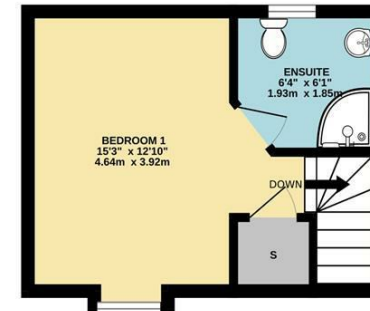
GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



2ND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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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