



48 Midland Road
Rushden, NN10 8DN



Simpson & Weekley

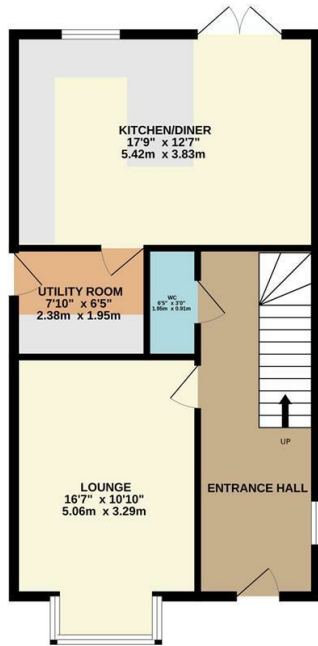
TWO EN-SUITES ***CLOSE TO HIGHAM TOWN CENTRE*** Simpson and Weekley are delighted to offer to the market this wonderful four-bedroom detached family home. Ideally located on the edge of Higham town centre and offering easy access to lots of local amenities including shops, parks, schools and the always 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, kitchen diner, utility room and WC downstairs. The first floor boasts a large master bedroom with en-suite shower room, a further double bedroom currently being used as an office, a third single bedroom and separate four piece family bathroom. The top floor of the home offers a large double bedroom with a second en-suite and a large loft storage room which could be used as a dressing room. The home also benefits from gas central heating and double glazing throughout. Externally there is a enclosed rear garden and a private driveway and detached single garage to the side of the home. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating B, Council Tax E

£450,000



Simpson & Weekley

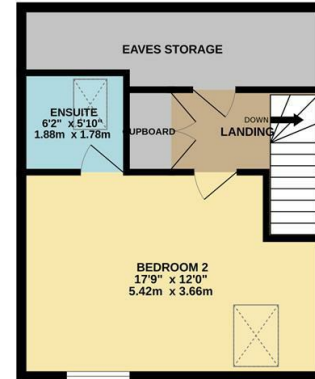
GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



2ND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1575 sq.ft. (146.3 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.
Made with Metropix 6/2025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	



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



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW