



12 Ballantyne Road
Rushden, NN10 9FJ



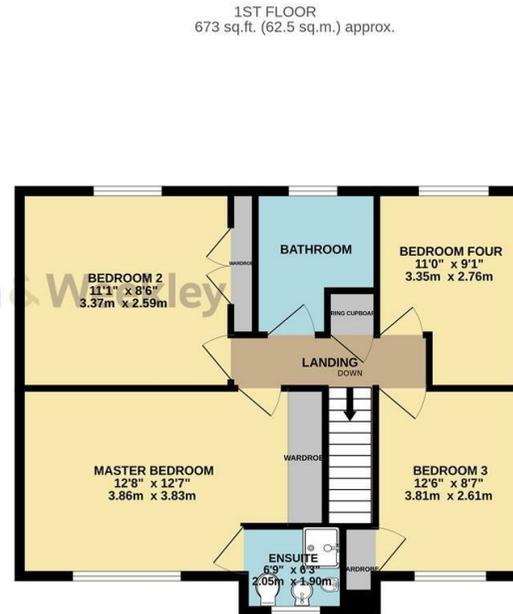
Simpson & Weekley

THE WOW FACTOR Simpson and Weekley are delighted to offer to the market this fantastic four-bedroom detached family home. The property is ideally located on the edge of Rushden town centre on a small private development and offers easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home has been finished to an extremely high standard throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, bay fronted lounge, open plan kitchen diner family room, utility room and WC downstairs. The first floor offers four double bedrooms all with built in wardrobes, the master bedroom also benefits from an en-suite shower room with underfloor heating. Concluding the first floor accommodation is a re-fitted family bathroom also benefitting from under floor heating. Externally there is a fully enclosed and landscaped, south facing rear garden. To the front of the home is a private driveway for several cars. EPC Ordered, Council Tax Band E



£439,995





TOTAL FLOOR AREA : 1527 sq.ft. (141.9 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	



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**.



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