



38 Catlin Way  
Rushden, NN10 9FN



**Simpson & Weekley**

Simpson and Weekley are delighted to offer to the market this excellent three-bedroom semi-detached home, set back from the road and overlooking beautiful greenery.

The accommodation is set over two floors, with the ground floor comprising an entrance hall, living room, cloakroom/WC, and quality kitchen/dining room to the rear. On the first floor you will find three bedrooms, two of which are doubles with one good-size single room, together with an ensuite to the master and a separate family bathroom. Externally, the property benefits from a single garage in addition to off-road parking for three cars, and to the rear is a well-tended private garden, mostly laid to lawn with a patio area, ideal for outdoor seating.

Catlin Way is a popular residential location off the sought-after Wymington Road, a quiet yet convenient location within walking distance to a variety of amenities in the town, and plenty of countryside walks surrounding. The popular Rushden Lakes Shopping and Leisure Centre is just a few minutes' drive, and for commuters both the A6 and A45 are easily accessible.

EPC Rating C, Council Tax Band C.

Offers In Excess Of £300,000



3



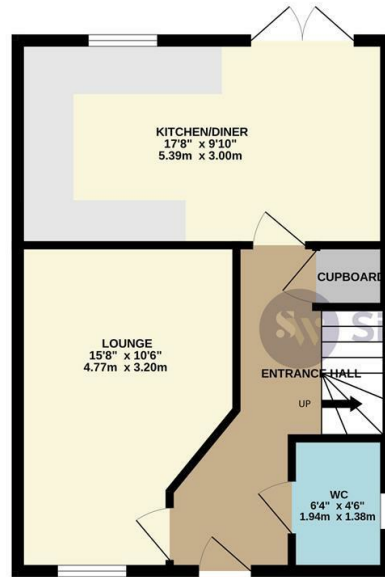
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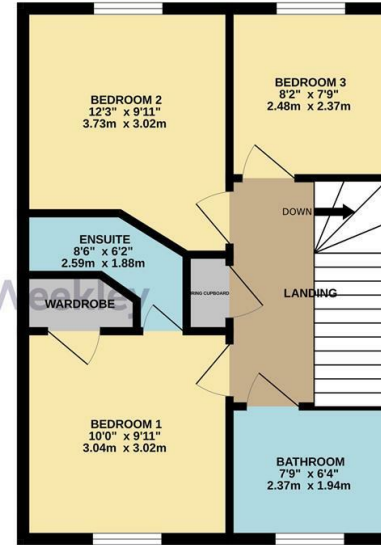
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GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

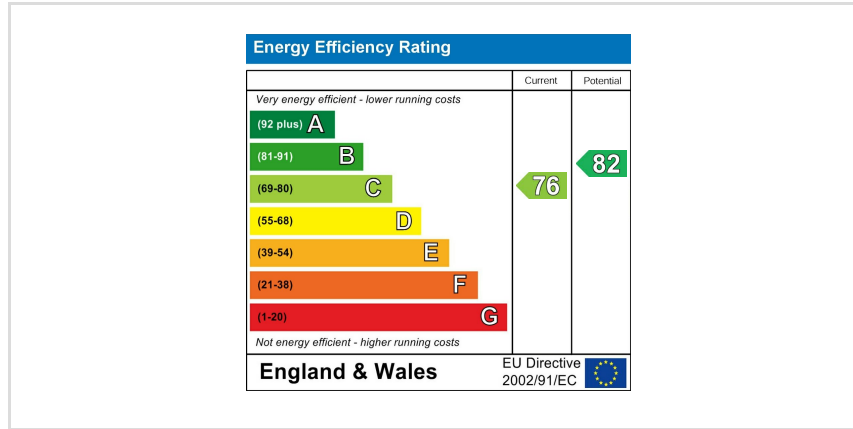


1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 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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