



51 Batsmans Drive

Rushden, Northamptonshire NN10 6EW



**Simpson & Weekley**

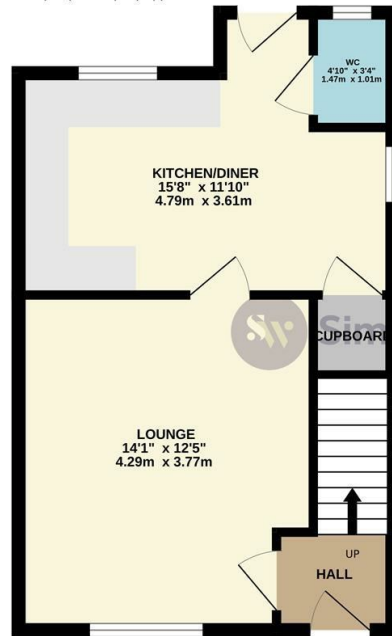
\*\*\*PEACEFUL LOCATION\*\*\* Simpson and Weekley are delighted to offer to the market this wonderful three bedroom family home. Ideally located on the highly sought after Batsmans Drive on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, kitchen diner and WC downstairs. The first floor offers a large master bedroom, a second double bedroom, a single third bedroom and separate family bathroom. The property also benefits from gas central heating and double glazing throughout. Externally there is a full enclosed private rear garden and a single garage to the rear of the home. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band B, EPC Rating C



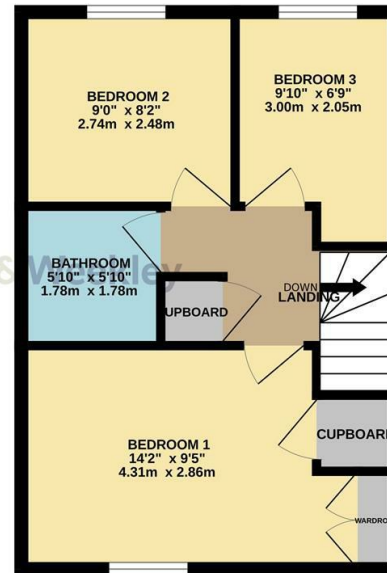
Offers In Excess Of £245,000



GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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