



99 Hayway

Rushden, Northamptonshire NN10 6AQ



Simpson & Weekley

Ideally positioned on the highly-regarded Hayway is this double bay-fronted semi-detached family home, set on a large plot and offering approximately 1,200 sq. ft of spacious living accommodation set across two floors.

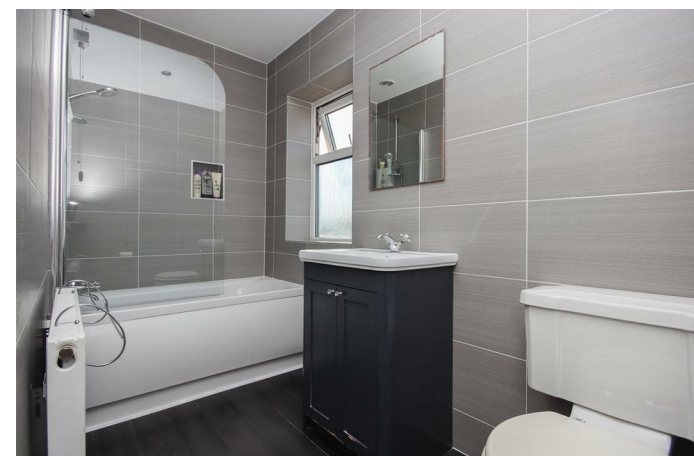
In brief, the ground floor comprises a spacious entrance hall, open-plan living room through to the dining room - both with beautiful bay windows, a kitchen overlooking the garden, separate breakfast room, and conservatory to the rear. On the first floor are three well-proportioned bedrooms together with a re-fitted quality bathroom. Externally, you will find a front garden providing off-road parking, and to the rear is a large, idyllic southwest facing garden. You will also find a detached brick-built office in the garden, currently used as a music room.

Hayway is a sought-after location on the edge of Rushden, within walking distance to both Higham Ferrers and Rushden town centre, where you will find a range of all the amenities you could expect. The popular Rushden Lakes Shopping and Leisure Centre is also just a few minutes' drive or within walking distance, where you will find further shops, restaurants, bars, and immediate access to beautiful countryside walks and cycle paths. For commuters, both the A6 and A45 are easily accessible.

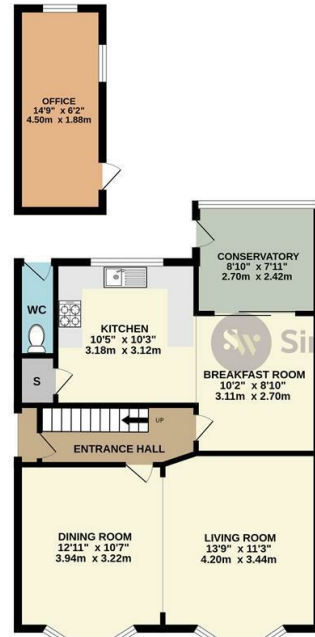


£350,000

3 1 4



GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1200 sq.ft. (111.5 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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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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01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

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30 High Street, Rushden, Northants, NN10 0PW