



26 Steeple Way

Rushden, NN10 OUT



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this well-presented three-bedroom home, offering well-proportioned accommodation with a useful garden room, converted from the garage. The property is approached via an entrance hall with a downstairs cloakroom, leading through to a fitted kitchen and a generous living/dining room with French doors opening onto the rear garden.

Upstairs, there are three bedrooms, two of which are comfortable double rooms, together with a separate family bathroom.

Outside, the rear garden is fully enclosed by fencing and provides access to the garage. The rear section of the garage has been converted to create a useful garden room, ideal for a home office, gym or hobby space, while the front section remains available for storage. There is also off-road parking directly in front of the garage.

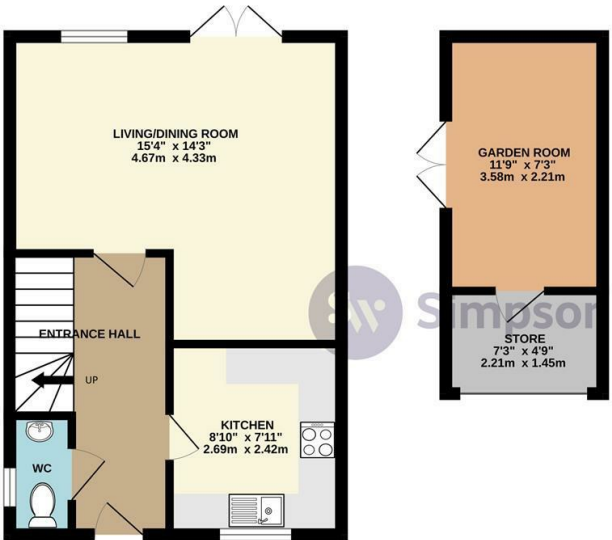
Steeple Way is situated within a popular residential area of Rushden, providing convenient access to the town centre and a range of local amenities including shops, schools, restaurants and leisure facilities. Rushden Lakes is also within easy reach, offering a wide selection of retail, dining and leisure opportunities, while excellent road links via A6 and A45 provide easy access to surrounding towns and major commuter routes.

£250,000

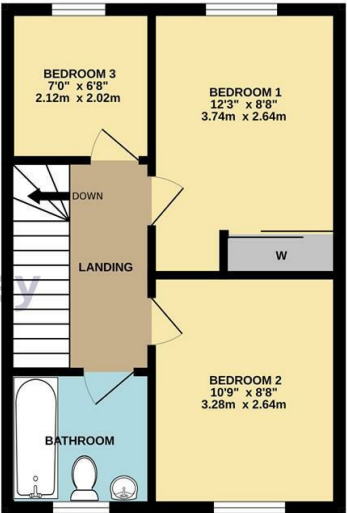


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GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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		92
(81-91) B		
(69-80) C	77	
(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		



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