



17 Magnolia Drive  
Rushden, NN10 0XD



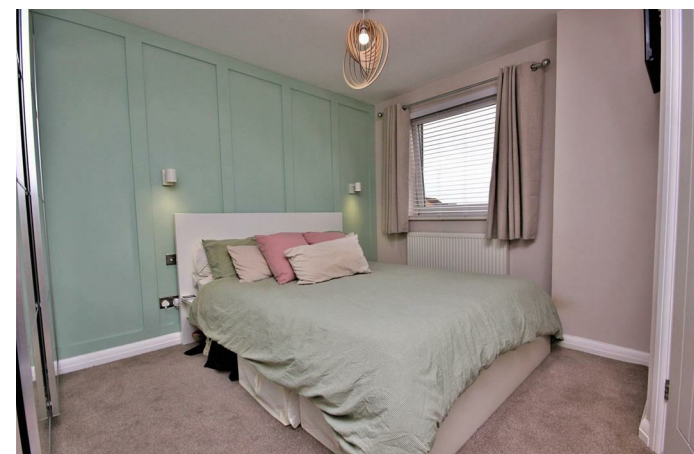
**Simpson & Weekley**

\*\*\*DETACHED FAMILY HOME\*\*\* \*\*\*NO UPPER CHAIN\*\*\* Simpson and Weekley are delighted to offer to the market this extremely well presented four bedroom detached family home. Perfectly located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The property boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, study, kitchen, utility room and WC downstairs. The first floor boasts a large master bedroom with modern en-suite wet room which offers under floor heating, a second double bedroom with en-suite shower room, two further bedrooms and a separate family bathroom. The property also benefits from gas central heating and double glazing throughout. Externally there is a good sized garden to the rear of the home, To the front of the property is a single garage, private driveway and a small front garden. An internal viewing is highly recommended to fully appreciate everything this beautiful home has to offer. EPC Rating D, Council Tax Band E



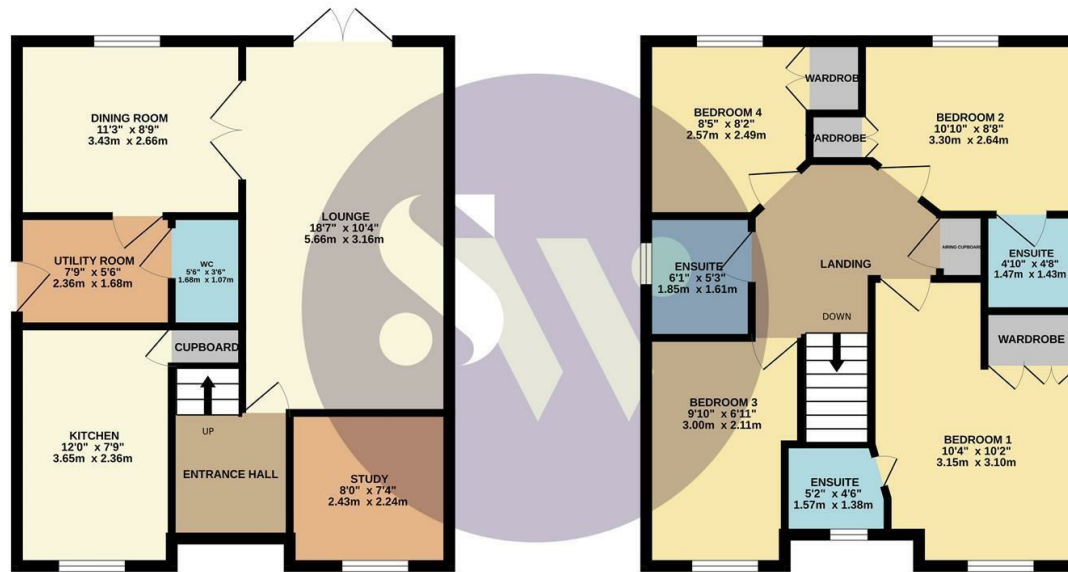
£375,000

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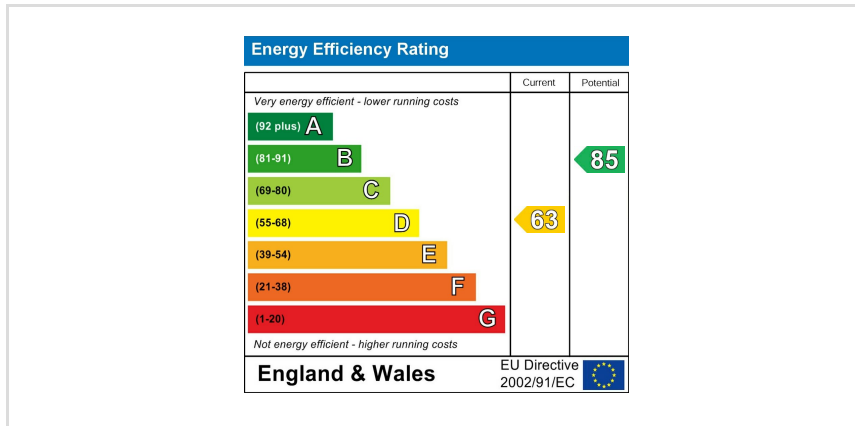
GROUND FLOOR  
558 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 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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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**.



**Simpson  
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