



37 Lynford Way
Rushden, NN10 9LZ



Simpson & Weekley

MOVE STRAIGHT IN ***NO UPPER CHAIN*** Simpson and Weekley are delighted to offer to the market this fantastic three bedroom family home. Ideally located on the edge of Rushden and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home is wonderfully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance porch, inner hallway, open plan lounge diner and kitchen downstairs. The first floor offers two double bedrooms, a single third bedroom and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a beautiful mature private rear garden, a front garden, private driveway and single garage to the side of the property. An internal viewing is highly recommended to fully appreciate everything this home has to offer. Council Tax Band B, EPC Rating C.

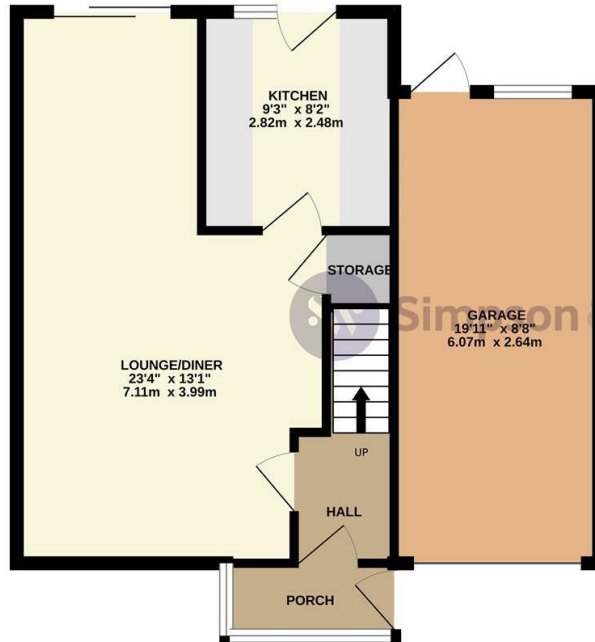


Offers In Excess Of £240,000

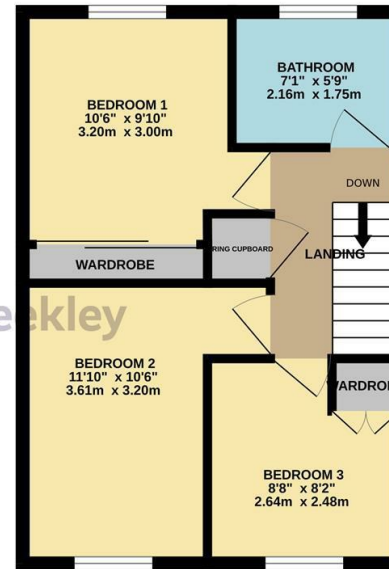
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GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.2 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		
(81-91) B		84
(69-80) C	70	
(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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