



18 Station Road  
Rushden, NN10 9SG



**Simpson & Weekley**

\*\*\*FOUR LARGE DOUBLE BEDROOMS\*\*\* \*\*\*OVER 1500sqft OF LIVING SPACE\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic four-bedroom semi-detached family home. Ideally located in the heart of Rushden and offering easy access to lots of local amenities including shops, parks, schools, conveniently located close to a public car park and the always popular Rushden Lakes development. The home is wonderfully presented throughout and boasts ample living accommodation set over three floors and comprising in brief; entrance hallway, lounge, dining room, kitchen breakfast room, utility room and WC downstairs. The first floor offers three large double bedrooms and a four piece family bathroom. The top floor offers a large master bedroom with en-suite shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a small courtyard front garden, to the rear of the home is an amazing mature private rear garden. An internal viewing is highly recommended to fully appreciate everything this amazing family home has to offer. EPC Ordered, Council Tax Band B

Offers In Excess Of £300,000



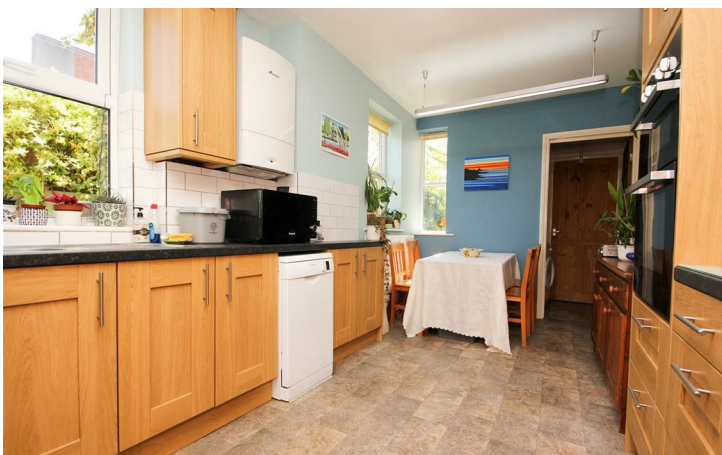
4



2



2



Simpson & Weekley



TOTAL FLOOR AREA: 1525 sq ft. (141.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Made with Metrepx v2020



| 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>                            |                            |           |
| (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<br>2002/91/EC |           |



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**Simpson  
& Weekley**

Making Every  
Journey Personal



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