



11 Magnolia Drive

Rushden, NN10 0XD



**Simpson & Weekley**

\*\*\*CORNER PLOT\*\*\* \*\*\*AMPLE PARKING\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic four bedroom detached family home. Ideally located on the highly desirable Greenacre Drive estate on the edge of Rushden and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, modern re-fitted kitchen diner and WC downstairs. The first floor offers a large master bedroom with en-suite shower room, two further double bedrooms, a single fourth bedroom and separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a wonderful private rear garden, to the front of the home is off street parking for several cars and a double tandem garage. An internal viewing is highly recommended to fully appreciate everything this amazing family home has to offer. Council Tax Band E, EPC Rating Ordered



£393,000

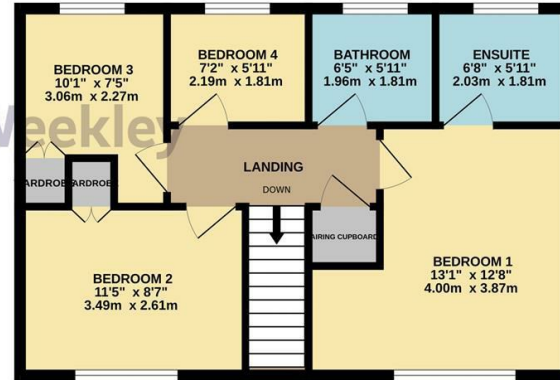
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GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1368 sq.ft. (127.1 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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