



78 Keats Way  
Rushden, Northants NN10 6NH



**Simpson & Weekley**

Simpson and Weekley are delighted to offer to market this superb three-bedroom detached home, with no onward chain, situated in a highly-regarded residential area and within walking distance to Rushden Lakes Shopping and Leisure Centre.

The property is well-presented throughout, with accommodation set across two floors. The ground floor comprises an entrance hall, living room, kitchen/dining room and conservatory to the rear, and on the first floor you will find three bedrooms and a family bathroom. Externally, there is off-road parking for two vehicles to the side of the property and a detached single garage. To the rear is a fence-enclosed garden, which is partly laid-to-lawn with a patio area.

The property itself is situated in a quiet location, whilst also being within close proximity to a range of amenities in the town. There are also a variety of walks and cycle paths nearby, and for commuters both the A6 and A45 are easily accessible.

EPC Rating Ordered, Council Tax Band C.

Asking Price £259,500



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3



GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 quantity 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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**Simpson  
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01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW