



70 Sylmond Gardens  
Rushden, NN10 9EJ



**Simpson & Weekley**

Enjoying an uninterrupted backdrop of rolling countryside and the benefit of a south-facing garden, this excellent three-bedroom home is tucked away in a quiet, yet convenient location.

There is well-appointed accommodation set over two floors, with the ground floor comprising of a porch, spacious living room, modern kitchen/dining room, utility, and access to the garage. On the first floor are three bedrooms together with a family bathroom. In addition to the garage, there is off-road parking for two cars to the front of the property and a beautiful garden to the rear with direct access to the rear footpaths.

The home occupies a wonderfully quiet location while remaining within walking distance to the town centre and its wide range of amenities. For those who enjoy the outdoors, there are numerous scenic countryside walks and cycle routes nearby, providing easy access to well-loved destinations such as Rushden Lakes Shopping Centre and the Stanwick Lakes Nature Reserve.

EPC Rating C, Council Tax Band B

£260,000



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1



1



GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA - 1011 sq.ft. (93.9 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</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 2002/91/EC	



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