



1 Woodland Road  
Rushden, NN10 6US



**Simpson & Weekley**

**\*\*\*INDIVIDUALLY BUILT\*\*\* \*\*\*DETACHED FAMILY HOME\*\*\*** Simpson and Weekley are delighted to offer to the market this wonderful three-bedroom detached family home. Built by the current owners in 1995, offering over 1,700 sqft of living space and also 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 offers generous living accommodation set over two floors and comprising in brief; entrance hallway, lounge, modern kitchen diner, study, a double bedroom and a four piece family bathroom. The first floor offers a large master bedroom with dressing room, a second large double bedroom and a separate shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a enclosed private rear garden with large patio seating area and a brick built workshop at the bottom of the garden. To the front of the is a single garage and off street parking for several cars. An internal viewing is highly recommended to fully appreciate the size and space this amazing home has to offer. EPC Rating C, Council Tax Band E

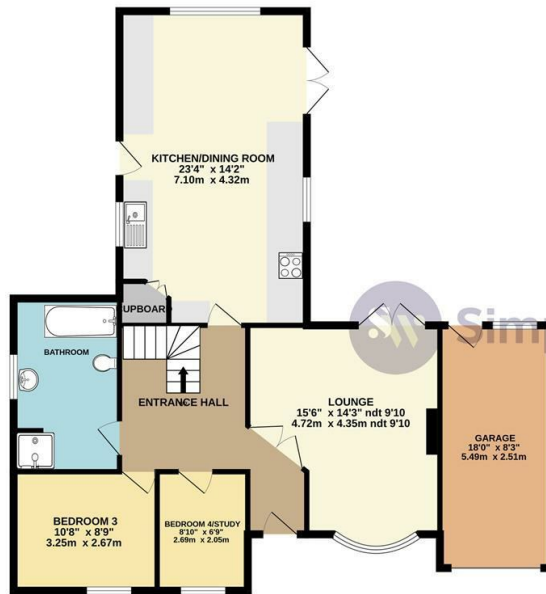


£385,000

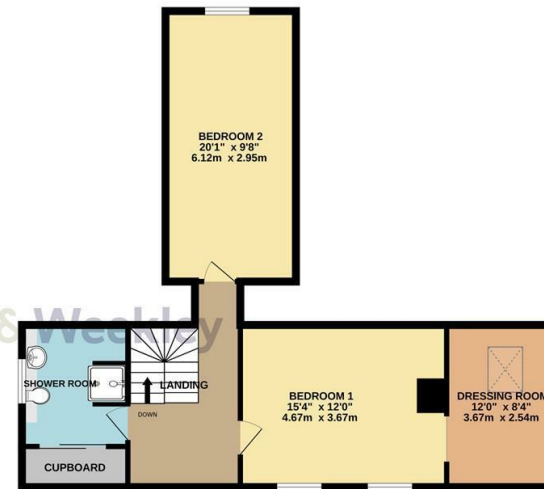
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GROUND FLOOR  
1052 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1731 sq.ft. (160.8 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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**Simpson  
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