



15 Cunningham Close
Rushden, Northamptonshire NN108BS



Simpson & Weekley

Simpson and Weekley are delighted to offer to market this highly-improved, extended four-bedroom family home, attractively situated in the heart of the historic market town of Higham Ferrers.

There is well-appointed accommodation set over two floors. On the ground floor, you will find a cloakroom/WC, living room and further secondary reception room converted from the former garage, perfect as a snug or family room and complete with an air conditioning unit. The heart of the home is the impressive open-plan kitchen/dining room, finished to a high-standard and complemented by stylish bi-fold doors that open onto the rear garden. To the rear, the garden enjoys an excellent degree of privacy and is predominantly laid to lawn with a paved patio area, providing an ideal setting for entertaining, relaxing, and for families. Upstairs, the property has been extended over the former garage to create a spacious principal bedroom with its own dressing room and ensuite shower room. There are three further bedrooms, all well-proportioned and ideal for families or guest accommodation, together with a modern family bathroom and a further air conditioning unit on the landing. Additionally, there is ample off-road parking to the front of the property.

The property itself is situated in a quiet cul-de-sac less than a 5-minute walk to the market town centre, where you will find an excellent selection of amenities. Additionally, the popular Rushden Lakes Shopping and Leisure Centre is roughly a 20-minute walk. For commuters, both the A6 and A45 are easily accessible.

EPC Ordered, Council Tax Band C.

£365,000



4



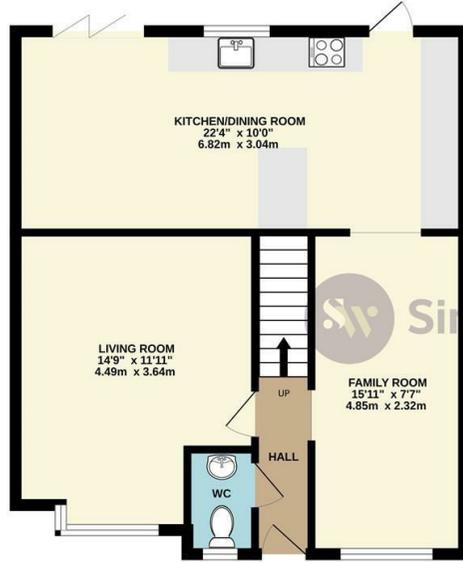
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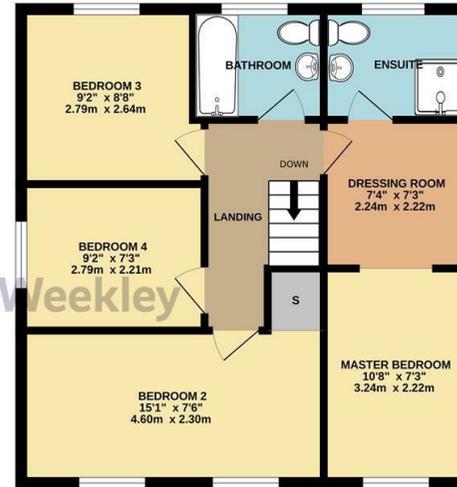
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GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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