



46 Patenall Way

Rushden, Northamptonshire NN10 8PL



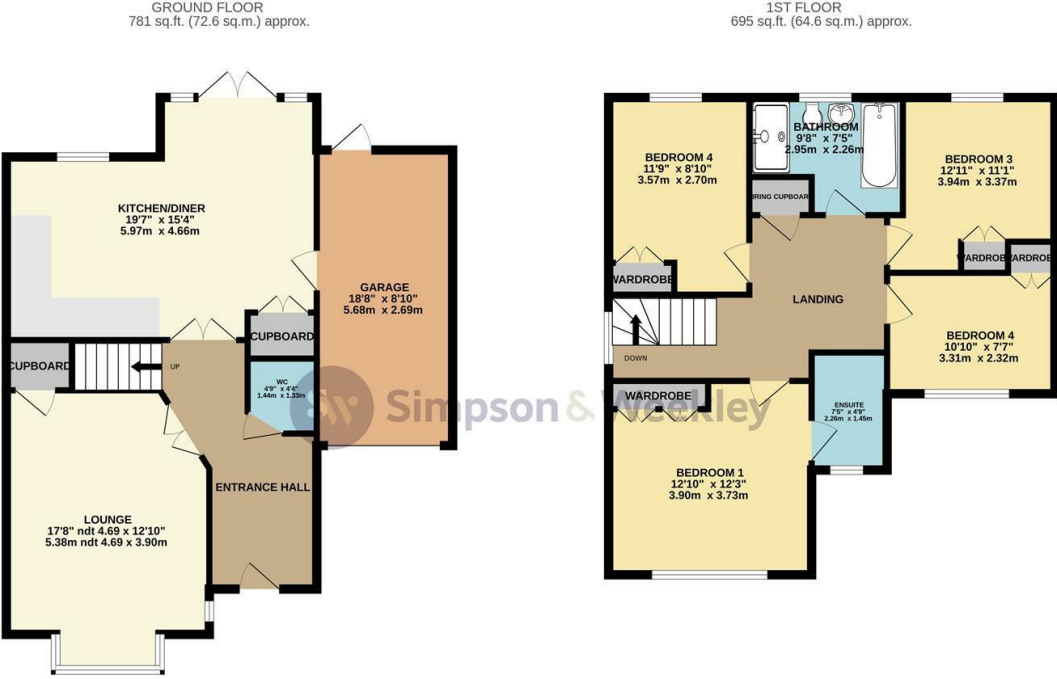
Simpson & Weekley

CHAIN FREE Simpson and Weekley are delighted to offer to the market this fantastic four bedroom detached family home. Ideally located on highly desirable School Lane development on the edge of Higham Ferrers and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home is well presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, bay fronted lounge, kitchen diner and a WC downstairs. The first floor boasts a large master bedroom with en-suite shower room and built in wardrobes, there are three further double bedrooms all with built in wardrobes and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a private rear garden, top the front of the home is a private driveway and an integral single garage. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Ordered, Council Tax Band F

£400,000



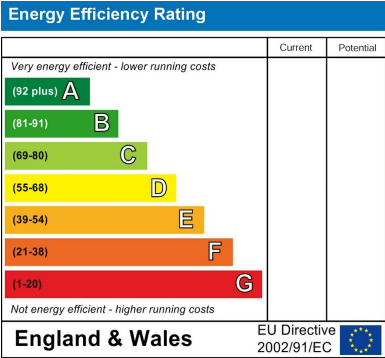
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TOTAL FLOOR AREA: 1476 sq.ft. (137.2 sq.m.) approx.

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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