



14 Meadow View

Rushden, Northamptonshire NN108EW



Simpson & Weekley

Space in abundance both inside and out and offered to the market with no upward chain!
Sited in the sought after market town of Higham Ferrers on an enviable plot is this spacious, four bedroom detached residence. With a large frontage that could see over 10 cars park on the driveway the house itself is set back from the road and opens the potential for someone to design and create a landscaped frontage that would meet the impressiveness of the internal space. Upon entering the inside of the house you cannot help but be struck by the sheer height of the ceilings and feeling of space in each room. With a 20'10 x 18'4 living room, 24'6 x 12'5 kitchen/breakfast/family room, separate dining room, office, and large integral double garage with vaulted ceiling, this property really does offer the space any growing family may need. There are four well proportioned bedrooms with a dressing area and four piece en-suite to the master bedroom, a modern family bathroom and a utility room and cloakroom to the ground floor. Externally the mature lawned rear garden comes with a variety of trees plants and shrubs with a raised decking area and side access. The location brings a level of convenience with highly regarded lower and senior schools, parks, shops and the market square all within walking distance and the A45 and A6 also provide access routes to Rushden Lakes and the larger towns of Wellingborough and Bedford where direct trains from their relevant stations can see you arriving in London St Pancras within around a 50 minute journey. A property that simply has to be seen to be fully appreciated. EPC Rating D, Council Tax Band - Call office for details

Offers In Excess Of £500,000



4



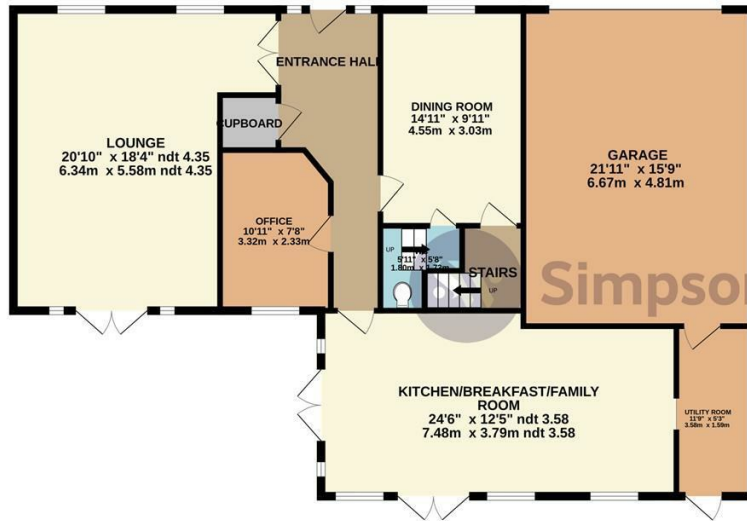
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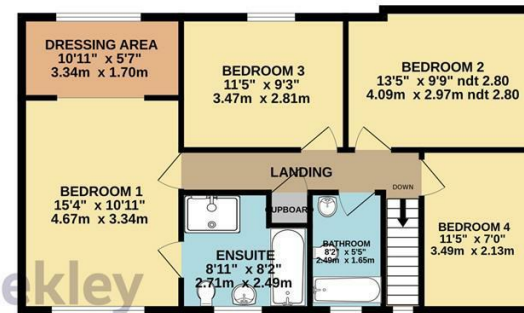
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GROUND FLOOR
1442 sq.ft. (134.0 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 2174 sq.ft. (202.0 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) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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