

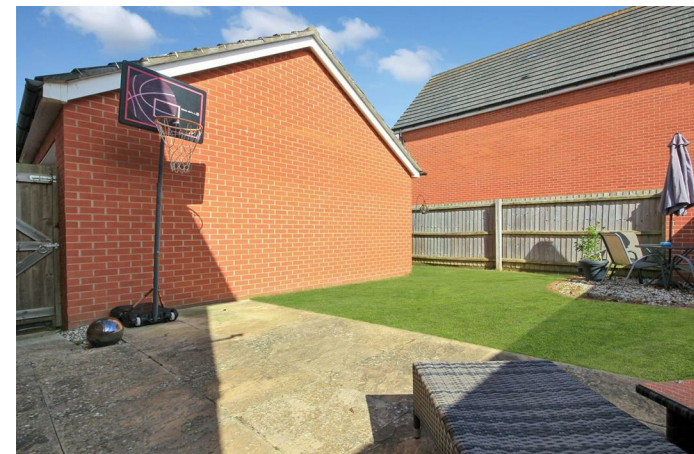


36 Catlin Way
Rushden, NN10 9FN



Simpson & Weekley

FIVE DOUBLE BEDROOMS Simpson and Weekley are delighted to offer to the market this wonderful detached family home. Ideally located on the highly sought after Catlin Way and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home has been greatly improved by the current owners and offers generous living accommodation set over three floors and comprising in brief; entrance hallway, double aspect lounge diner, kitchen diner and WC downstairs. The first floor boasts a large master bedroom with en-suite shower room, two further double bedrooms and a family bathroom. The top floor offers two further double bedrooms and a separate modern shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden and a single garage and driveway to the rear of the home. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating B, Council Tax Band D

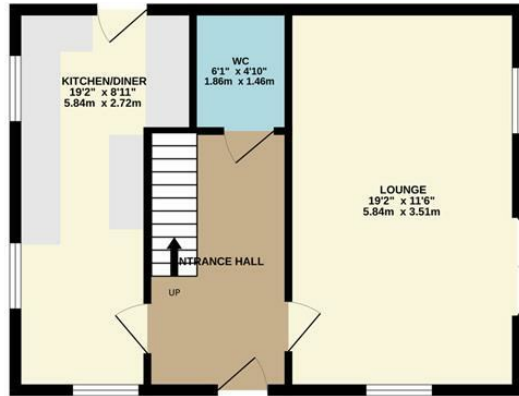


Price £385,000

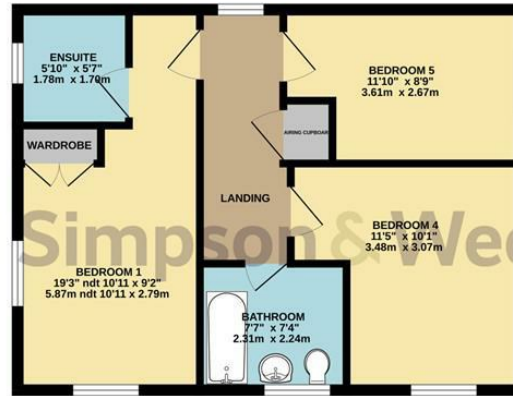
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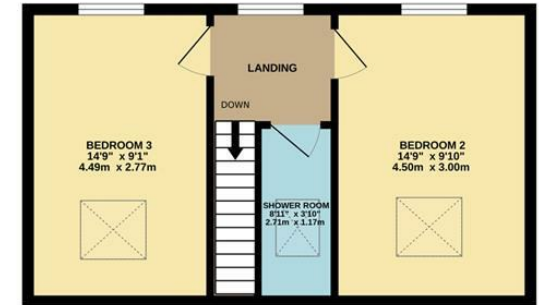
GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



2ND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive	2002/91/EC	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



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