



3 Lilac Grove  
Rushden, NN10 0XE



Simpson & Weekley

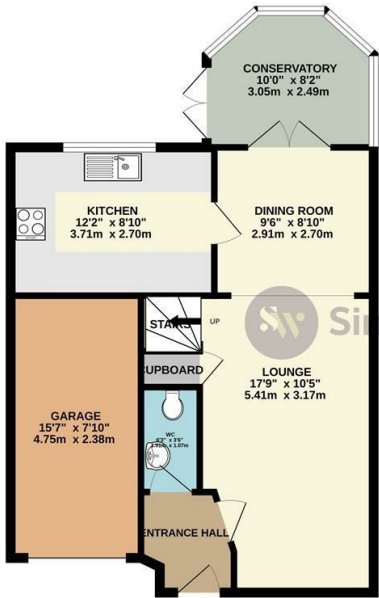
\*\*\*DETACHED FAMILY HOME\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic four bedroom detached family home. Ideally located on the edge of Rushden on the highly sought after Greenacre Drive estate. The home is wonderfully positioned on a peaceful cul-de-sac and offers easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is wonderfully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, kitchen, conservatory and WC downstairs. The first floor boasts a large master bedrooms with built in wardrobes and modern en-suite shower room, there are three further bedrooms and a family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a private landscaper rear garden, a landscaped front garden, a private driveway and a single garage. An internal viewing is highly recommended to fully appreciate everything this amazing family home has to offer. EPC Rating D, Council Tax Band D

£375,000

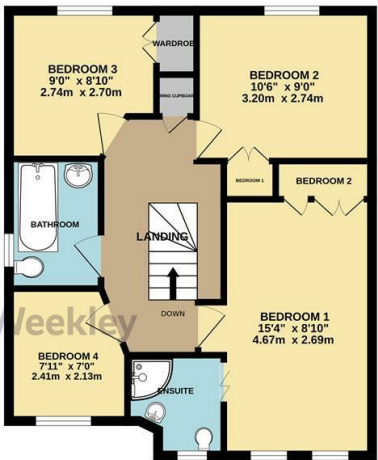


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GROUND FLOOR  
633 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1193 sq.ft. (110.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, 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.  
Made with Metropix C3029



Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 79        |
| (55-68) <b>D</b>                            | 67                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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