



78 Keats Way

Rushden, Northants NN10 6NH



Simpson & Weekley

Simpson and Weekley are delighted to offer to market this superb three-bedroom detached home, with no onward chain, situated in a highly-regarded residential area and within walking distance to Rushden Lakes Shopping and Leisure Centre.

The property is well-presented throughout, with accommodation set across two floors. The ground floor comprises an entrance hall, living room, kitchen/dining room and conservatory to the rear, and on the first floor you will find three bedrooms and a family bathroom. Externally, there is off-road parking for two vehicles to the side of the property and a detached single garage. To the rear is a fence-enclosed garden, which is partly laid-to-lawn with a patio area.

The property itself is situated in a quiet location, whilst also being within close proximity to a range of amenities in the town. There are also a variety of walks and cycle paths nearby, and for commuters both the A6 and A45 are easily accessible.

EPC Rating Ordered, Council Tax Band C.

£265,000



3



1



3



GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 quantity or efficiency can be given.
Made with Metrepaq ©2009.



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	



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**.



**Simpson
&Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW