



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

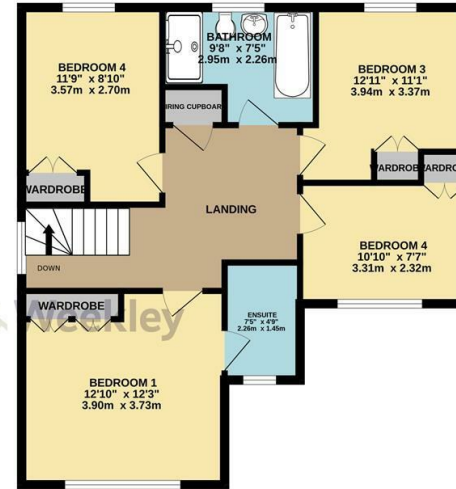
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GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



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.
Made with Metropix C2026



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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**.



**Simpson
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01933 418917

rushden@simpsonandweekley.co.uk

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

30 High Street, Rushden, Northants, NN10 0PW