



65 Meadow View  
Rushden, NN10 8EN



Simpson & Weekley

\*\*\*OVER 1400sqft OF LIVING SPACE\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic three-bedroom detached family home. Ideally located in the highly desirable Historical market town of Higham Ferrers and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is well presented throughout and boast ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, an amazing sun room, study, kitchen and shower room downstairs. The first floor offers three generous 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 wonderful mature landscaped, private rear garden, a landscaped front garden, ample off street parking and a single garage. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band D, EPC Rating Ordered



£375,000

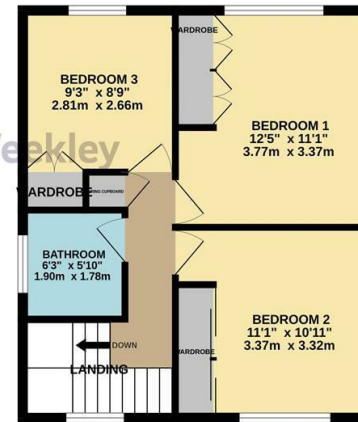
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GROUND FLOOR  
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1435 sq.ft. (133.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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