



47 School Lane
Rushden, NN10 8NQ



Simpson & Weekley

PRIME LOCATION Simpson and Weekley are delighted to offer to the market this fantastic three bedroom family home. Ideally located on the always popular School Lane in the highly sought after Northamptonshire historical market town of Higham Ferrers. The home offers easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. Offering generous living accommodation set over two floors and comprising in brief; entrance hallway, double aspect lounge, dining room, kitchen breakfast room and WC downstairs. The first floor boasts a large master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The home also benefits from gas central heating and double glazing throughout. and gas central heating. Externally there is a fully enclosed rear garden, a front garden and a garage with off street parking. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band C

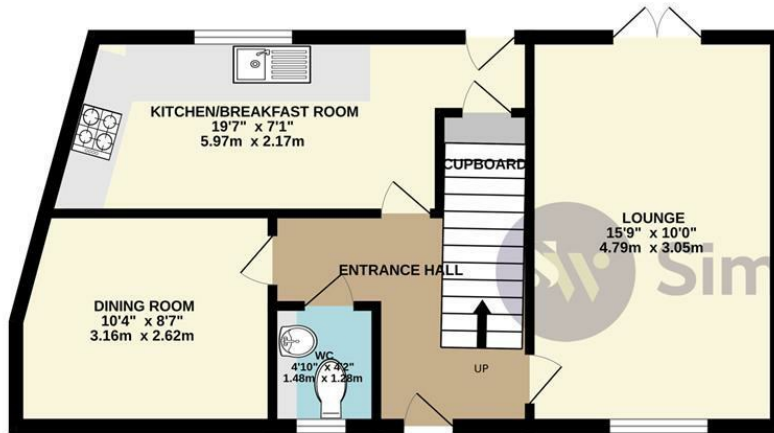


£270,000

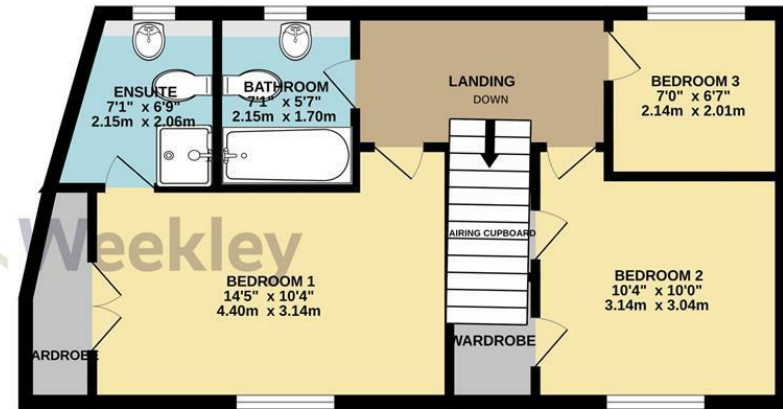
3 2 2



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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		
(81-91) B		89
(69-80) C	76	
(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	



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