



29 Ullswater Close
Rushden, NN10 8NP



Simpson & Weekley

Stunning, re-designed, four bedroom detached family home in Higham Ferrers!

Set on this popular development is this very well presented, four bedroom property. Having undergone a list of modernisations including replacement carpets, the ground floor has been remodelled to now boasts a light and airy open plan kitchen living space. The refitted kitchen comes with quartz worktops, boiling tap, and a full compliment of integral Neff appliances in addition to a wine fridge. The breakfast bar signals the start of the dining room area where French doors lead to the garden. There is a large separate living room and a cloakroom completed the ground floor accommodation. To the first floor there are four spacious bedrooms with an en-suite to the master bedroom and a refitted bathroom with Smart Control taps that can be controlled from your phone! Externally the rear lawned garden has been landscaped over recent years to now provide a level lawn area, paved patio, further seating area and a side door to the garage with off road parking in front of the garage.

Schools, shops, parks and countryside walks are within walking distance whilst the nearby A45 and A6 provide routes to Wellingborough and Bedford where direct trains from their respective stations can see you arriving in London St Pancras well within an hour's journey.

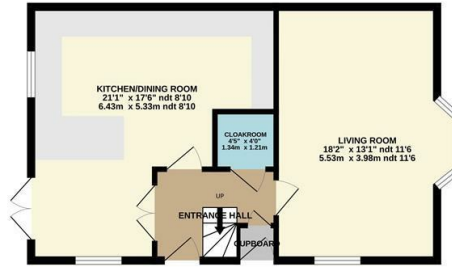
EPC Rating C, Council Tax Band E

£375,000

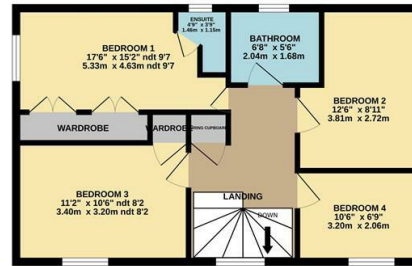
 4  3  2



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 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		
(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	

75

83



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01933 418917

rushden@simpsonandweekley.co.uk

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

30 High Street, Rushden, Northants, NN10 0PW