



Stanwick Road  
Rushden, NN10 8LE



**Simpson & Weekley**

\*\*\*RARELY AVAILABLE\*\*\* Simpson and Weekley are delighted to offer to the market for the first time in over 30 years this amazing individually built 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, schools, parks and the always popular Rushden Lakes development. The home is wonderfully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, kitchen, study, conservatory and WC downstairs. The first floor offers three large bedrooms and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a mature private rear garden, a large detached double garage, to the front of the home is a large private driveway and a well presented front garden. An internal viewing is highly recommended to fully appreciate everything this wonderful home has to offer. EPC Rating C, Council Tax Band E



£465,000



3



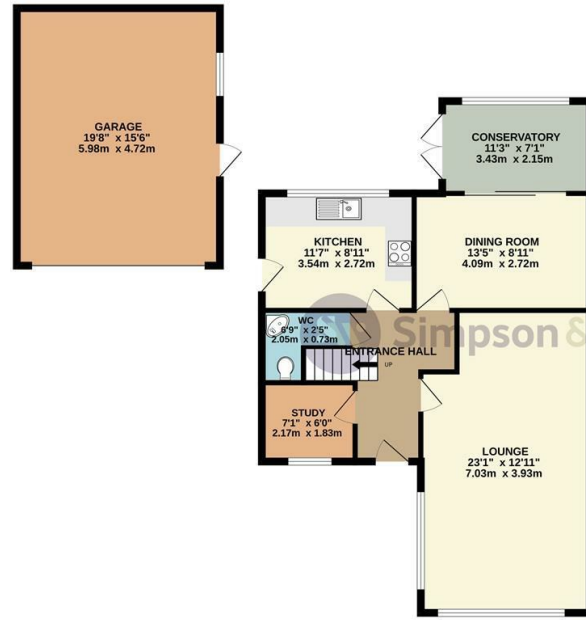
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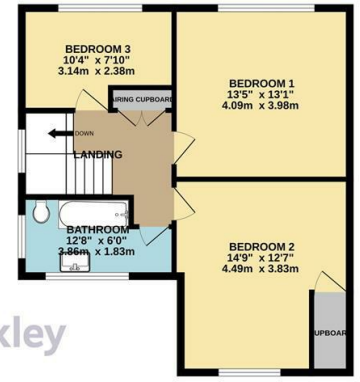
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GROUND FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.3 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.  
 Made with Metropix C2026



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Simpson  
&Weekley**

Making Every  
Journey Personal



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