



36 Catlin Way
Rushden, NN10 9FN



Simpson & Weekley

Situated on a popular development set just off of Wymington Road, close to the stunning Hall Park, is this former three bedroom detached house that has had an impressive loft conversion to now provide a further two double bedrooms and shower room resulting in a three storey family home ideal for anyone looking for five well proportioned bedrooms or a four bedroom house with a large study.

The house sits on an attractive corner plot in this modern development located just over the road from Hall Park, a beautiful 34 acre park that surrounds Rushden Hall an impressive 14th century building. There are also popular nearby junior and infant schools, shops and doctors surgeries within walking distance.

The living accommodation is set over three floors and comprises in brief; entrance hallway, double aspect lounge diner, open plan modern kitchen dining room and downstairs cloakroom. The first floor boasts a large master bedroom with en-suite shower room, two more double bedrooms and a family bathroom. The top floor offers two further double bedrooms and a separate modern shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden and a single garage and driveway to the rear of the home.

An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating B, Council Tax Band D

Price £385,000



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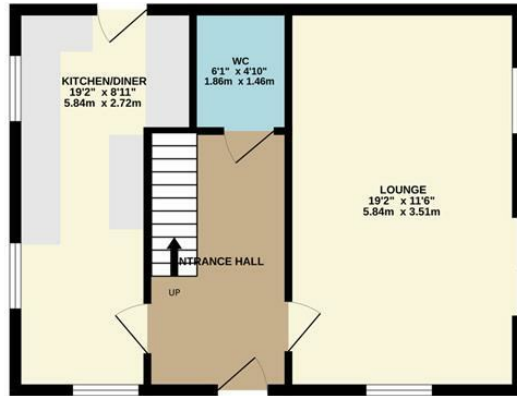
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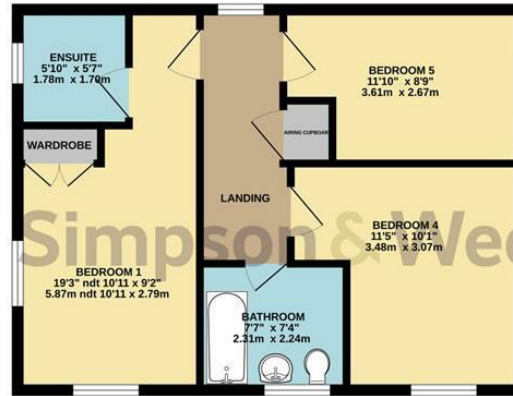
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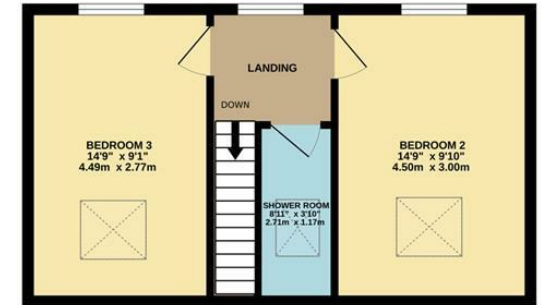
GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.

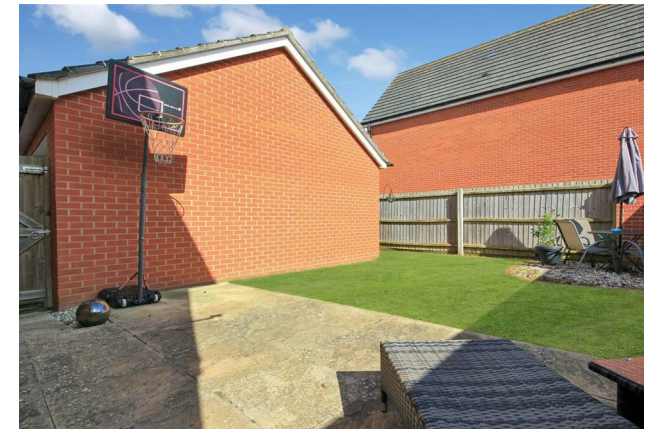
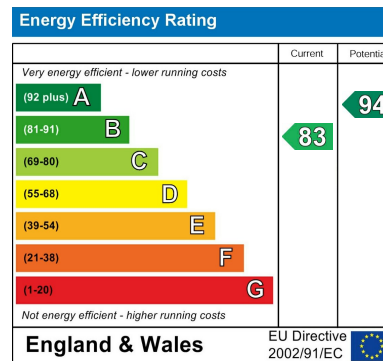


2ND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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