



6 William Steele Way

Rushden, NN10 8LS



Simpson & Weekley

Offered to the market with no upper chain, this substantial four-bedroom detached home is perfectly situated on the highly sought-after William Steele Way, offering an enviable lifestyle in the heart of historic Higham Ferrers. This charming market town is famous for its beautiful, traditional limestone buildings, the vibrant monthly Farmers' Market held in the historic Market Square, and stunning local heritage sites such as Chichele College. Families will appreciate being within the catchment area of highly regarded local schools, including The Ferrers School, while nature lovers and shoppers alike are just a short drive from the scenic Nene Valley wetlands and the premier shopping and leisure destination, Rushden Lakes.

The property itself is thoughtfully designed for modern family living, boasting a spacious lounge, a formal dining room, a guest WC, and a sociable kitchen diner with a separate, practical utility room. Upstairs, the first floor features a generous master bedroom complete with its own private en-suite, three further well-proportioned bedrooms, and a family bathroom. Externally, the home enjoys an attractive front garden and a highly private, enclosed rear garden, alongside excellent off-road parking provided by a private driveway and a double garage. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer.

EPC Rating D, Council Tax Band E

£425,000

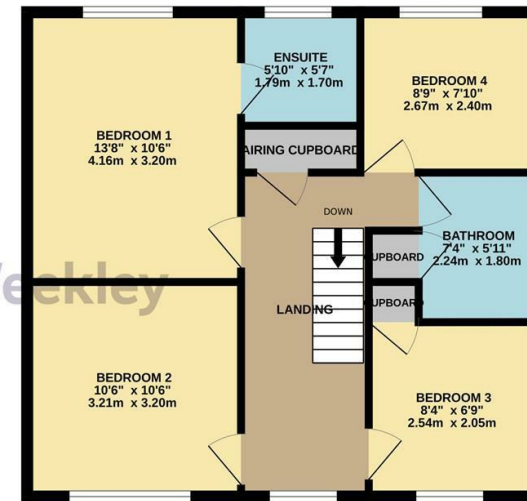


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GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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		
(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	



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