



9 Binder Close
Rushden, NN10 8PH



Simpson & Weekley

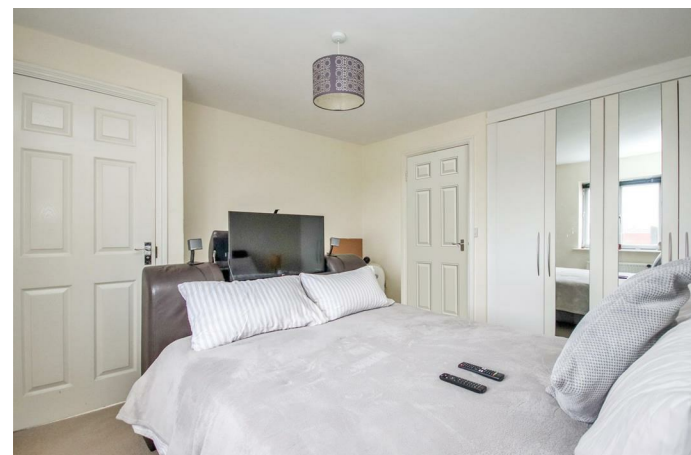
Simpson and Weekley are delighted to present this rarely available four-bedroom family home, tucked away in a peaceful position overlooking attractive greenery on the edge of the historic market town of Higham Ferrers.

Arranged over three floors, the accommodation offers versatile and well-proportioned living space. The ground floor features a bright and welcoming entrance hall, cloakroom/WC, an additional bedroom ideal for guests or home working, with an enclosed rear garden and access to the integral garage. The first floor hosts a generously sized living room and a modern kitchen/dining room with French doors opening onto a south-facing balcony. The top floor comprises three further bedrooms, including a master bedroom with en-suite shower room, along with a contemporary family bathroom.

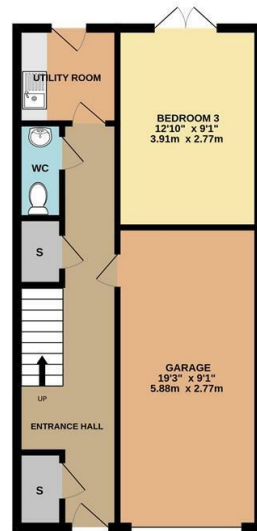
The home occupies a wonderfully quiet location while remaining just a short walk from the vibrant town centre and its wide range of amenities. For those who enjoy the outdoors, there are numerous scenic countryside walks and cycle routes nearby, providing easy access to well-loved destinations such as Rushden Lakes Shopping Centre and the Stanwick Lakes Nature Reserve.

EPC Rating C, Council Tax Band D

Offers Over £325,000



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



2ND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1502 sq.ft. (139.6 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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