

# CHARLES ORLEBAR

Estate Agents & Auctioneers



247 Wellingborough Road, Rushden, Northamptonshire, NN10

Offers In The Region Of £325,000



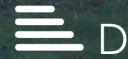
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# 247 Wellingborough Road

Rushden, NN10 9XN

- 3 Bedrooms
- Gated offroad parking
- Walking distance to Rushden Lakes
- Modern boiler
- Garage
- Character features
- Potential for downstairs bedroom & shower room
- Recently updated shower room

Charles Orlebar presents - A wonderful Victorian family home "Ivanhoe" on the sought after Wellingborough Road, offering an abundance of character features including the incredible stained glass front door, the high ceilings with ornate coving and cornices, several fireplaces and solid wood doors. This double fronted home offers two lovely receptions rooms downstairs as well as a kitchen/breakfast room and a huge utility room leading on the downstairs cloakroom (which could potentially be converted into a 4th bedroom and shower room). There is a peaceful feel to the downstairs space which has a gentle flow between the kitchen and reception space. Upstairs there are 2 double bedrooms, a large 3rd bedroom and a shower room. Outside, the rear garden is quite private with plenty of seating areas for the summer sun filled rear garden, with a single garage and also plenty of off road parking on a large gravelled drive, accessed by double wooden gates.

Located within walking distance of both Rushden Lakes and the centre of Rushden, this family home boast fabulous road links via the A6 and A45, both only moments away, leading on to the A14 and M1/M6 and A1. The nearest train station is Wellingborough (approx 12 mins drive) where trains to London take approximately 50 minutes.

To appreciate what a stunning home this is, take a look round with George's video tour and call either George or Lucy to book your viewing!



## Porch

## Hall

**Living Room** 12'11" x 13'1" (3.93m x 3.98m)

**Dining Room** 12'11" x 11'6" (3.94m x 3.51m)

**Kitchen/Breakfast Room**  
12'0" x 14'4" (3.67m x 4.37m)

**Utility** 13'7" x 10'10" (4.14m x 3.29m)

## WC

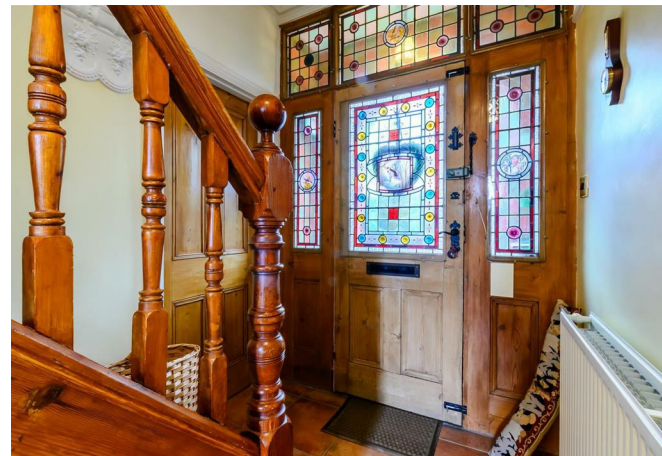
## Landing

**Bedroom 1** 12'11" x 13'1" (3.94m x 4.00m)

**Bedroom 2** 12'11" x 11'6" (3.94m x 3.51m)

**Bedroom 3** 11'3" x 9'0" (3.44m x 2.75m)

## Shower Room









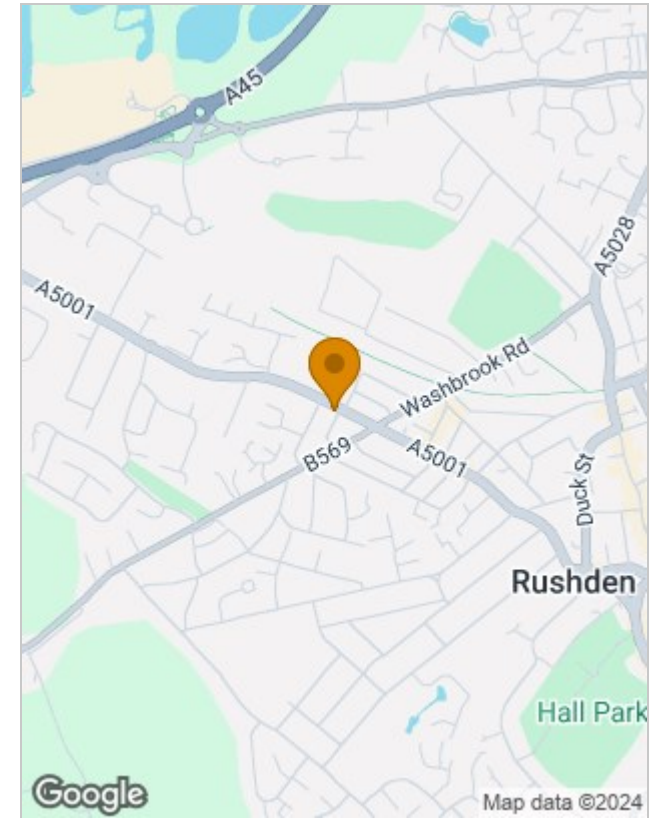




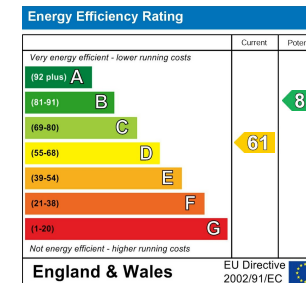
## Floor Plans



## Location Map



## Energy Performance Graph



**Council Tax Band: C**

**Tenure: Freehold**

## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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