

# CHARLES ORLEBAR

Estate Agents & Auctioneers



22 Woodland Road, Rushden, NN10 6UT

Offers In The Region Of £475,000



3



1



2



D







# 22 Woodland Road

Rushden, NN10 6UT

- 3 Bedrooms
- Remote control electric garage
- Garage, outbuilding and offroad parking
- Top of the range Smeg double oven range cooker and dishwasher
- CCTV including Door Bell camera & Intruder alarm
- New flooring, radiators & carpets throughout
- Built with reclaimed materials
- Mains drainage & gas central heating

Charles Orlebar presents - A unique and impressive house that backs on to a leafy park just off the centre of Rushden town. This highly individual house was built in the 80's using quality reclaimed materials from various periods to include stately wood panelling, cut stone and wood work, impressive stone fireplace, and oak doors. The interior design affords a thought towards the practical whilst clearly designed to impress. The photographs speak for themselves yet modern double and secondary glazing help to integrate leaded mullion windows, A quality modern kitchen and bathroom add a touch of modern class warmed by traditional gas radiator central heating. Complimented by private landscaped gardens that hide a sizeable summer house that could be a home office. With garage, parking and wrought Iron gates, this eclectic house would make a very special family home.

Offers In The Region Of £475,000



Porch

WC

Hall

Kitchen/Breakfast Room

11'9" x 25'8" (3.57m x 7.82m)

Lounge/Diner

13'8" x 25'4" (4.17m x 7.73m)

Conservatory

Galleried Landing

Bedroom 2

12'0" x 13'7" (3.67m x 4.14m)

Bathroom

Bedroom 3

13'8" x 10'10" (4.17m x 3.30m)

Bedroom 1

13'8" x 13'1" (4.17m x 4.00m)



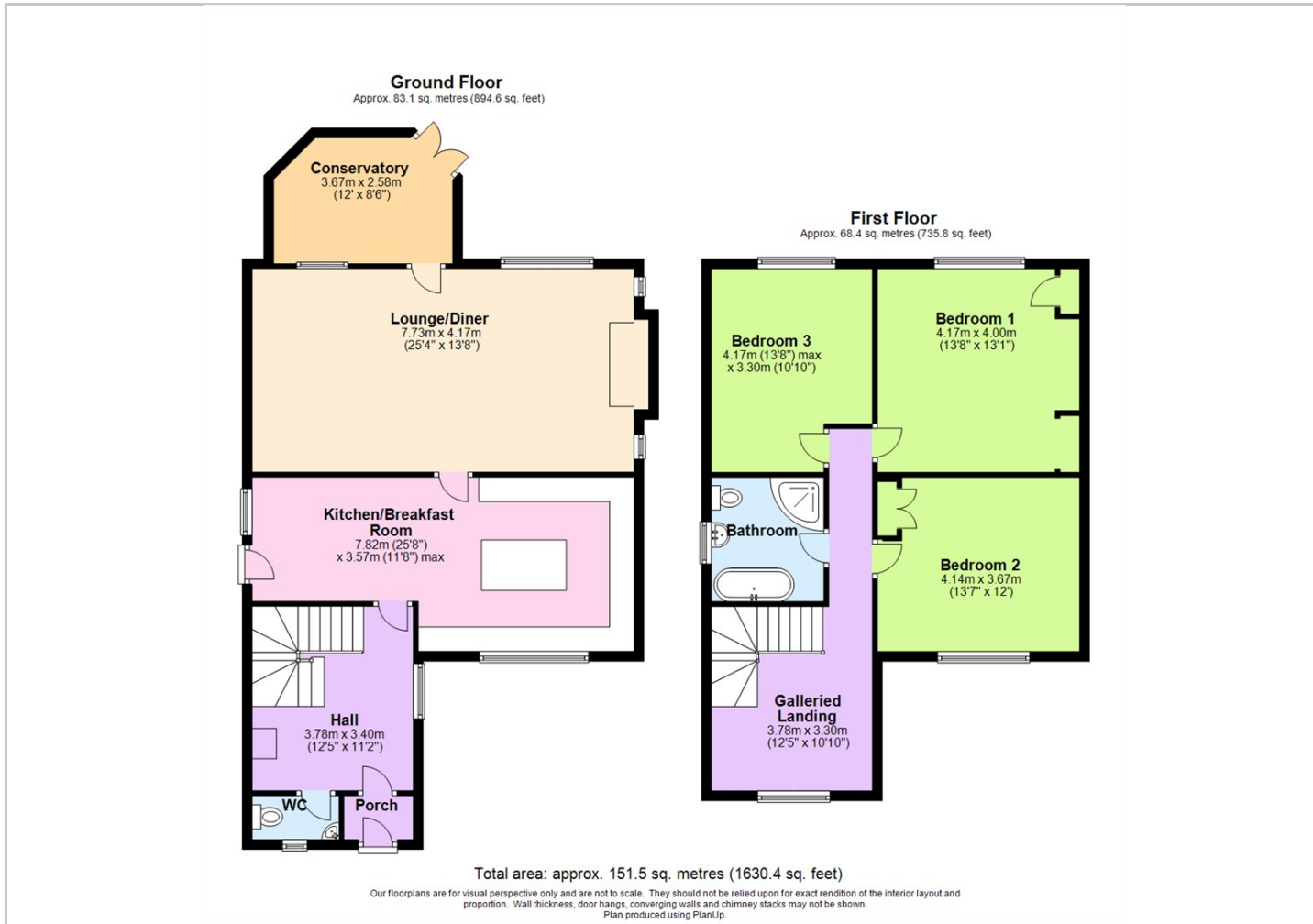








## Floor Plans



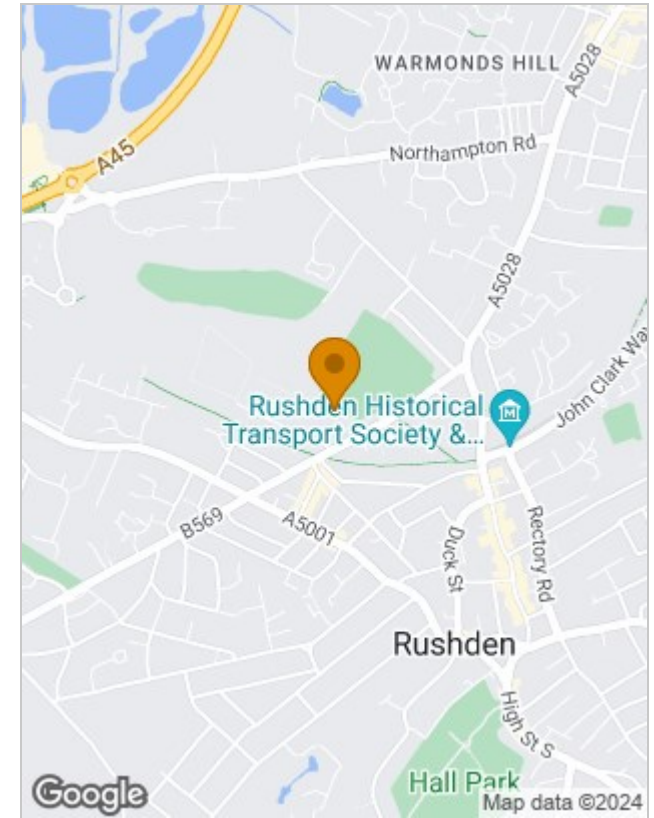
## Viewing

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

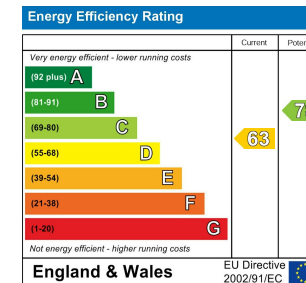
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

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## Location Map



## Energy Performance Graph



**Council Tax Band: D**  
North Northants District Council

**Tenure: Freehold**