

# CHARLES ORLEBAR

Estate Agents & Auctioneers



The Mount Victoria Road, Rushden, Northamptonshire, NN10  
Offers In The Region Of £550,000



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# The Mount Victoria Road

Rushden, NN10 0AS

- 4 Double bedrooms
- 2x Ensuites & family shower room
- Scope for annexe use
- Workshops/potential garages
- Town centre location
- Vaulted ground floor bedroom
- Character features
- Open plan kitchen

Nestled in the top end of Victoria Road of Rushden, this detached house, built in the early 1900s, exudes timeless elegance and character. Boasting Edwardian features such as sash windows, high ceilings, picture rails, and a delightful window seat in the sitting room, this property is a rare find, within walking distance of the town centre.

Spread across 2,409 square feet, this residence offers ample space with 4 bedrooms and 3 bathrooms, making it an ideal family home. The current owners have thoughtfully extended the layout, creating an open plan kitchen/dining area and a stunning vaulted master bedroom with a luxurious ensuite, perfect for unwinding after a long day.

One of the standout features of this property is the south-facing wrap-around garden that not only provides privacy but also includes an additional garden area, ideal for cultivating your own vegetables. With ample parking space for several vehicles, hosting friends and family is a breeze.

Whether you're looking to relax indoors or entertain guests outside, this house caters to both. The spacious accommodation, including 4 double bedrooms, 2 ensuite, and a generous workshop at the rear, offers endless possibilities for creating your dream home. If you're seeking a property that seamlessly blends historic charm with modern comforts, look no further. This house on Victoria Road is not just a home, but a place where cherished memories are waiting to be made. To find out more, take a look round with George's video tour and call us on the number above to book your viewing.



Offers In The Region Of £550,000



Porch

Hall

Living Room 25'0" x 12'6" (7.61m x 3.82m)

Kitchen/Dining Room 28'1" x 16'7" (8.57m x 5.06m)

Utility 4'7" x 11'0" (1.40m x 3.36m)

Plant Room 4'3" x 5'0" (1.30m x 1.53m)

Bedroom 1 12'5" x 15'8" (3.78m x 4.78m)

En-suite

Landing

Bedroom 3 11'7" x 10'2" (3.54m x 3.10m)

En-suite

Bedroom 2 12'6" x 12'6" (3.80m x 3.82m)

Bedroom 1 12'5" x 12'10" (3.79m x 3.90m)



Shower Room  
Garden Room  
Workshop

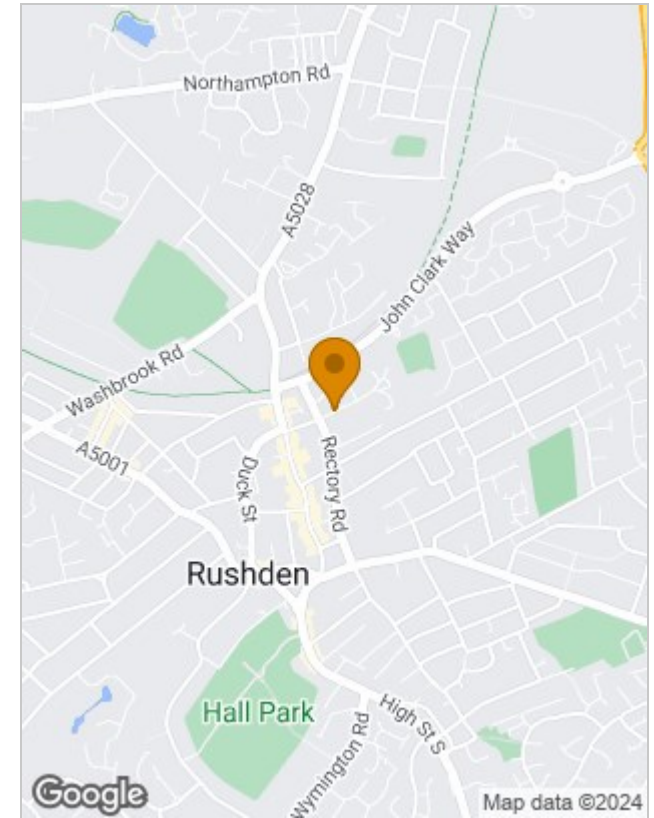




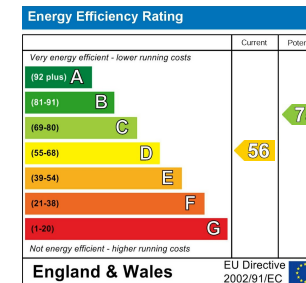
## Floor Plans



## Location Map



## Energy Performance Graph



**Council Tax Band: D**  
North Northants

**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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