

CHARLES ORLEBAR

Estate Agents & Auctioneers



46 Boundary Avenue, Rushden, NN10 9QW

£300,000





46 Boundary Avenue

Rushden, NN10 9QW

- 4 Double bedrooms
- Refurbished throughout
- Offroad parking
- Media wall
- Ensuite & family bathroom
- Workshop, utility and store
- South West facing garden
- Mains drainage & gas central heating

Situated on Boundary Avenue, Rushden, this beautifully refurbished house offers a perfect blend of modern living and countryside tranquillity. Spanning an impressive 1,280 square feet, the property boasts four spacious bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into an open plan living area that creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property features two immaculate bathrooms, ensuring convenience for all residents.

Outside, the generous garden backs onto picturesque countryside, providing a serene backdrop for outdoor activities and family gatherings. The property also includes ample outbuilding space, featuring a large workshop, utility area, and additional storage, catering to all your practical needs.

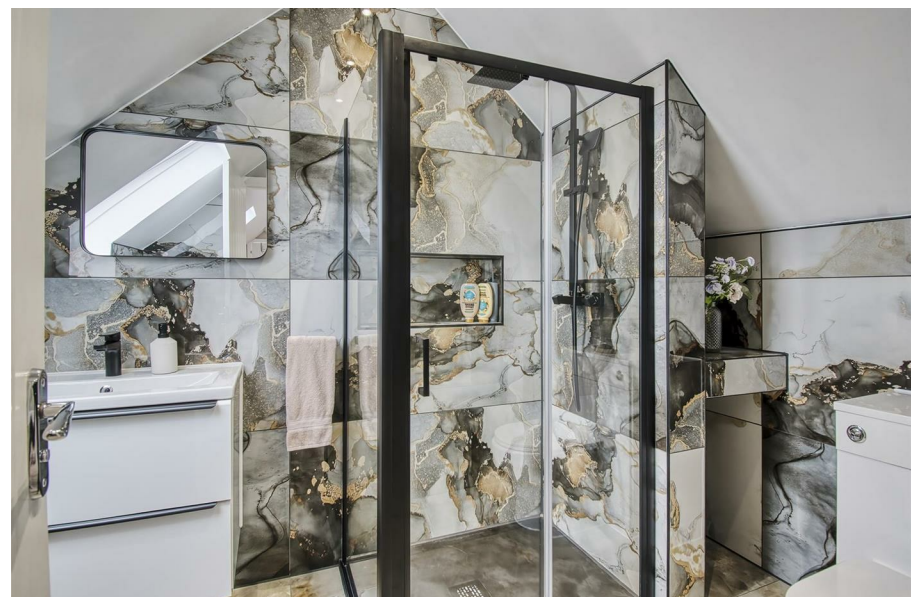
Parking is a breeze with space for up to four vehicles, making this home not only stylish but also functional. This delightful residence is situated on the edge of town, offering the best of both worlds—easy access to local amenities while enjoying the peace and beauty of the surrounding countryside.

This property is a rare find and is sure to appeal to those looking for a spacious, well-appointed home on the edge of town. Don't miss the opportunity to make this stunning house your new home.

£300,000



Hall	
Kitchen/family room	23'9" x 19'5" (7.24m x 5.92m)
Landing	
Bedroom 2	12'9" x 10'3" (3.88m x 3.12m)
Bedroom 3	10'5" x 12'6" (3.17m x 3.81m)
Bedroom 4	7'8" x 13'1" (2.34m x 3.98m)
Shower Room	
Bedroom 1	10'8" x 12'7" (3.26m x 3.84m)
En-suite	
Utility	7'7" x 8'5" (2.30m x 2.57m)
Store	
Workshop	

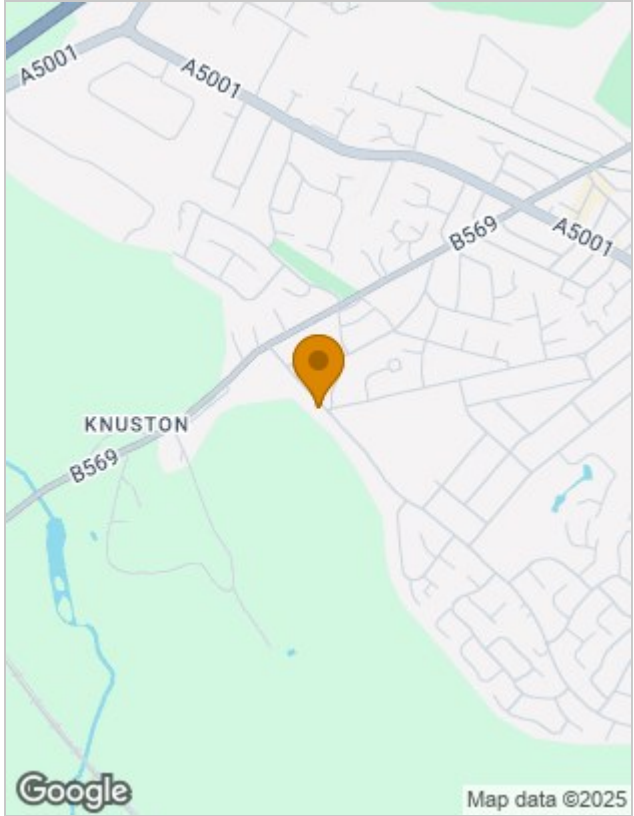




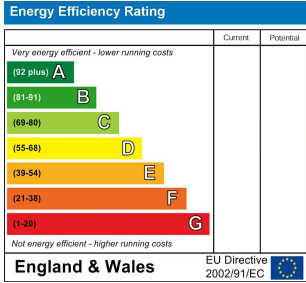
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: B
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.