

CHARLES ORLEBAR

Estate Agents & Auctioneers



275 Wellingborough Road, Rushden, NN10 9XN

Offers In Excess Of £425,000





275 Wellingborough Road

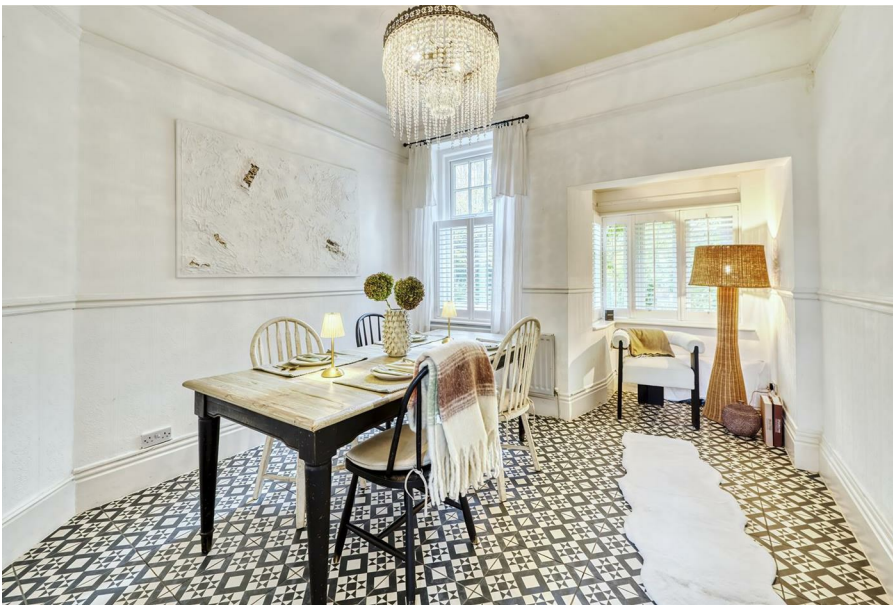
Rushden, NN10 9XN

- 3 Double bedrooms
- Offroad parking
- South facing garden
- Walking distance to Rushden Lakes
- 3 Reception rooms
- Garage
- Scope for extension (subject to permissions)
- Ideal for commutability

Charles Orlebar presents – An immaculately presented and spacious 3-bedroom semi-detached house with off-road parking, garage and generous gardens in a sought-after Rushden location. This beautifully maintained home offers well-proportioned living throughout, featuring three separate reception rooms, a modern fitted kitchen, and a ground-floor WC — ideal for both family life and entertaining. On the first floor are three double bedrooms and a contemporary family bathroom, providing comfortable and flexible accommodation for modern living. Blending period character with modern comfort, this property retains charming original features including vaulted ceilings and open fireplaces, creating a warm and welcoming feel. Externally, the home enjoys an attractive and south facing rear garden with mature trees and shrubs offering sunlight, privacy and shade. At the far end of the garden is a dedicated home office, equipped with power, lighting, and reliable internet — perfect for those working remotely or seeking a creative studio space. For those looking to expand, the property offers potential for extension or a loft conversion (subject to planning permissions), adding further flexibility and long-term value. Situated in a prime location, the property is just 1.4 miles from Rushden Lakes, providing a wealth of shopping, dining, and leisure options. Spencer Park is within easy reach for those who enjoy outdoor walks and green open space. Commuters benefit from excellent transport links, with Wellingborough Train Station approximately 6 miles away, offering direct services to London St Pancras in under an hour. The A6 and A45 are also easily accessible for travel across Northamptonshire and beyond. Combining space, character, and practicality with an enviable location close to amenities, green spaces, and transport, this home presents a wonderful opportunity to acquire a truly charming family home in Rushden.



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Hall	
Drawing Room	15'2" x 11'0" (4.62m x 3.35m)
Living Room	12'6" x 15'3" (3.80m x 4.65m)
Dining Room	12'4" x 9'10" (3.75m x 3.00m)
WC	
Hallway	
Pantry	6'3" x 3'1" (1.90m x 0.95m)
Kitchen	13'0" x 6'5" (3.95m x 1.95m)
Landing	
Bedroom 1	12'8" x 15'3" (3.85m x 4.65m)
Bedroom 3	12'0" x 8'5" (3.65m x 2.56m)
Bedroom 2	12'4" x 10'4" (3.75m x 3.15m)
Family Bathroom	





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.

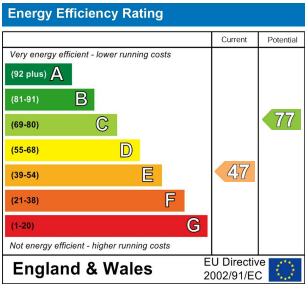
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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

Tenure: Freehold