

**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



**“Once In A Lifetime”**



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It's a rare occurrence for a wonderful period home to come on the market in such a highly regarded and prestigious location. This fantastic Home presents that once in a lifetime opportunity, offered for sale with a beautifully presented interior, brimming with character and charm and a generous plot.



**Wellingborough Road,  
Rushden,  
NN10 6BB**





## Property Highlights

- Generous Utility Room featuring a travertine tiled floor, additional storage units with solid oak work surfaces, access into the airing cupboard, a door to the Garden and a door into the ground floor WC.
- Modern ground floor WC with travertine tiled floor and walls, a window to the rear elevation and a two-piece suite to include a low-level WC and a wash hand basin.
- The stairs flow up to the first floor Landing, which is larger than you would expect with period timber panelled doors with Bakelite handles to the bedrooms, and a hatch providing access to the Attic.
- Three generous Bedrooms, all with built in storage, and the impressive Principal Bedroom has been beautifully decorated to include exposed timber floorboards, a period style radiator, bespoke built storage cupboards, a high-level picture rail, and a 1920's period triangular oriel feature window with far reaching views over Rushden. In addition to this there is a sliding barn door to the en suite Shower Room with attractive tiled floor, metro tiled walls, a heated towel rail and a two-piece suite to include a walk-in shower and a wall mounted wash hand basin.
- Modern family Bathroom offering a traditional finish with a ceramic tiled floor, metro tiled walls, a period style towel radiator, a high-level sash window and a traditional style suite to include a low-level WC, a wall mounted wash hand basin and a part roll-top bath with a thermostatic shower over, to include a rainwater style shower head and a handheld attachment.
- Separate detached single Garage, converted to provide an insulated room offering the flexibility to be used as a games room, cinema room or as a work from home space. The front garage door has been boarded and insulated behind, but it would be straight forward to remove if a garage is required. There is also a window and a glass panelled door to the side providing access from the garden.

## Property Highlights

- Located on the prestigious Wellingborough Road in Rushden, an area that has been highly desirable for many years. Rushden Lakes, Rushden town centre and Waitrose are all less than a mile away, and Wellingborough is a short drive, with a convenient rail link to London St Pancras. The A45 is also close by, providing convenient travels links by road.
- Beautifully presented 1920's period semi detached property, professionally decorated inside and out. The external windows and render have recently been painted, contributing to a great deal of curb appeal.
- The property boasts a wealth of character and charm with original Minton tiled flooring, high ceilings, deep moulded skirting boards, ornate coved cornicing, dado rails, picture rails and original solid timber internal doors.
- Entrance Porch with the original solid oak double doors, a period Minton tiled floor, attractive tiled walls to dado height, and a solid timber and glass panelled door leading into the Entrance Hall.
- Welcoming Entrance Hall, brimming with character from the original Minton tiled floor, contrasting classic-contemporary decor, ornate coved cornicing to the ceiling, deep moulded skirting boards, stairs rising to the First Floor and an original timber panelled under-stairs storage cupboard.
- Gorgeous Living Room, with a bandstand bay window to the front elevation, attractive coved cornicing, a period open fireplace and bespoke hand-built storage cupboards and oak shelves either side of the chimney breast.
- Naturally light formal Dining Room offering a flexible layout with the potential to be used as an additional reception room, play room and much more. There are exposed timber floorboards, a high-level picture rail, a bandstand bay window to the side elevation and French doors to the rear garden. In addition to this there is a cast iron wood burner recessed into the chimney breast with a natural stone tiled hearth.
- Impressive country style Kitchen/Breakfast Room boasting a high-quality timber effect 'Karndean' floor, an array of grey shaker style units topped with solid oak work surfaces, metro tiled splashbacks, an inset ceramic Belfast sink with a monobloc tap, a 'Leisure' range cooker, and integrated appliances to include a dishwasher and fridge/freezer. In addition to this there is ample space for a breakfast table, a period style cast iron radiator, two windows looking out to the rear garden and a door leading through to the Utility Room.





## Outside

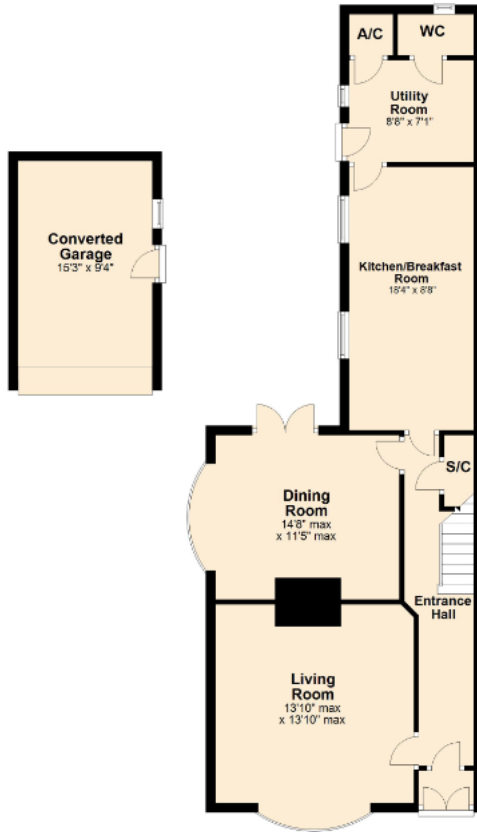
This gorgeous 1920's built semi-detached property occupies a prominent position on the desirable street. It is set back from the road with a great deal of curb appeal and boasts an extensive plot. The neat front features a generous hard standing driveway providing off road parking for several vehicles, whilst well maintained hedgerows enclose both sides of the driveway. The driveway extends down the side of the property leading to the converted single garage offering additional flexible accommodation and a secure cast iron gate provides access to the Garden.

The extensive South facing rear Garden has been beautifully landscaped with a generous sandstone paved patio ideal for entertaining, an array of mature and establish trees, hedges, bushes and plantings, an area of flat lawn, and a door into the converted garage space. The private and secluded rear garden offers a fantastic family orientated space, perfectly landscaped for the benefit of entertaining and enjoying time in the garden, whilst also being secure and dog friendly.



# Floorplan

Ground Floor



First Floor



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