

**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



**“Character Convenience”**





## “Character Convenience”

Conveniently located in the heart of Rushden, this period terraced Property boasts generous proportions, scope to further modernise and wonderfully convenient location with the town centre just a short walk away.

### Property Highlights

- Located in a desirable central location in Rushden, the town centre is less than a five minute walk away, and Rushden Lakes is accessible by foot in around 30 minutes. The A45 and A6 are a short drive away providing excellent travel links by car and Wellingborough train station is just under 15 minutes' drive and provides a popular commuter rail link to London.
- Entrance through the uPVC and glass panelled front door leads into the Entrance Hall with a timber effect laminate floor, access into the principal accommodation and stairs rising to the first floor.
- Fantastic bay fronted Dining Room, naturally light from the bay window to the front elevation and with an opening in the chimney, ideal for fitting a wood burner (subject to relevant regulations). Although currently used as the Dining Room, the property offers versatile layout as it could be used as the living room, playroom, work from home space and much more.
- Generously sized Living Room with a useful storage cupboard under the stairs, timber effect laminate flooring, a door to the Rear Hall and an opening in the chimney perfect for an open fire or wood burner (subject to relevant regulations).
- With a timber and glass panelled door to the Garden, the rear Hall acts a vestibule to outside, but also between the Kitchen and Living Room.
- Modern Kitchen featuring a breakfast bar area, tiled splashbacks and a fitted Kitchen to include shaker style fitted units, a square edge worktop, a stainless steel sink, an electric oven, a four-ring gas hob with an extractor over, and space and plumbing for an under counter dishwasher (not included).
- Separate Utility Room with generous proportions and providing additional storage. There is a window to the side elevation, space and plumbing for appliances (not included) and a door to the ground floor WC.
- The painted timber stairs flow up to the first floor Landing with doors to the bedrooms and a timber spiral staircase to the converted Attic Room.
- Three Bedrooms, two of which are generous double sized rooms. The third bedroom is a single bedroom and although currently used as a dressing room it could be a nursery room or an ideal study/work from home space.
- Fantastic sized Bathroom, part finished with tiled splashbacks, a traditional style towel radiator, a double width airing cupboard housing the modern 'Vaillant' combi boiler, and a three piece suite to include a low-level WC, a pedestal wash hand basin and an L-shaped bath with a fitted shower screen and a 'Mira' electric shower over.
- A spiral staircase from the Landing leads up to the converted Attic Room which is currently used as a games room. There is a Velux window in the roof, deep eaves storage either side for storage and the possibility to be used for variety of situations (subject to relevant consent).

### Outside

The Property occupies an established position on the Street with a great deal of kerb appeal. There is a low-level brick wall and gate enclosing the front forecourt, which has been designed with low maintenance in mind. There is a slate chipped area under the bay window and a brick path leading to the front door with a covering storm porch.

The rear Garden is larger than you would expect with a high level brick wall to one side and the rear providing a good degree of privacy. There is hardstanding area by the Property and a secure timber gate providing access down the alley way that is shared with just the next-door neighbour. A door from the patio area leads into the sizeable Outbuilding and as you continue down the Garden there is a block paved area with a bespoke built timber bar area and a lawn beyond.



# Floorplan



## Total Area Measurements (Approx.)

House (Inc. Outbuilding) - 1109.30 sqft / 103.06 sqm  
 Converted Attic Room (inc. Eaves) - 306.70 sqft / 28.49 sqm  
 Total - 1416 sqft / 131.55 sqm



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