



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Chapel Lane, Rushton ,NN14

£600,000

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The Quintessential English Home And Garden

This beautiful cottage with climbing rose to the front epitomises English beauty, discreetly positioned in the heart of this most desirable village with an open aspect to the front. The charming interior features a split level entrance hall, the living room is generous with space for formal dining if desired with elegant fireplace with working fire, the social, free flowing kitchen/dining room is complimented by an attractive fireplace enjoying the warmth of a wood burner, there is a versatile study, guest cloakroom/utility room and a generous walk in cupboard. Upstairs there are four bedrooms, a principal bathroom and shower room. The characterful interior benefits from oil fired central heating whilst solar panels provide enhanced efficiency. Outside the gardens feature a generous lawned area to the front, manicured planted borders, double gates lead to a private driveway with parking for three/four cars as well as access to an oversized garage. The garden is full of colour with lawn, mature hedging, colourful plantings and a Game Keepers hut offering useful storage. Rushton benefits from a primary school, picturesque Church, renowned Rushton Hall and Spa, thriving cricket club, wonderful rural walks whilst Kettering and Corby along with their respective railway lines are within easy reach. Exceptional!

Living Room - 6.76m x 5.03m (22'2" x 16'6")

Kitchen/Dining Room - 6.76m x 4.27m (22'2" x 14'0")

Study - 2.77m x 2.54m (9'1" x 8'4")

WC - 2.54m x 1.45m (8'4" x 4'9")

Bedroom 1 - 4.39m x 3.78m (14'5" x 12'5")

Bedroom 2 - 4.04m x 2.97m (13'3" x 9'9")

Bedroom 3 - 3.66m x 2.36m (12'0" x 7'9")

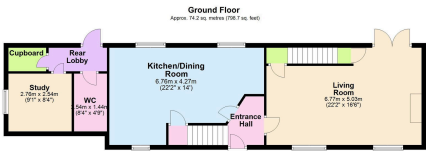
Bedroom 4 - 2.92m x 2.49m (9'7" x 8'2")

Bathroom - 1.93m x 1.91m (6'4" x 6'3")

Shower Room - 2.57m x 2.36m (8'5" x 7'9")



- Council Tax: E
- EPC RATING: PENDING
- Period Features
- Character Property
- Generous Plot
- 4 Bedrooms
- Kitchen/ Diner
- Spacious Accommodation



Total area: approx. 136.2 sq. metres (1465.6 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering,
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