



319 Wellingborough Road
Rushden, NN10 6BB



Simpson & Weekley

"Character and charm in abundance". Set back from the sought after Wellingborough Road by the substantial frontage is this 1906 built, extended and very well presented, four bedroom residence. As you drive between the pillars into the extensive front garden that provides parking for several cars, you are immediately struck by the architectural features of the house from the bay front window to the 'parson's nose' window in the master bedroom, this impression is only enhanced as you walk up to the entrance porch adorning the original tiling to the walls and floor. Upon entering the home your attention is naturally drawn to the intricate details of the original mosaic tiled flooring. There is a bay fronted living room with a cast iron fire place, a further sitting room towards the rear of the house with an inset log burner, an impressive open plan reception space with a modern fitted kitchen complete with breakfast bar and a dining area with French doors to the rear garden. A side entrance has doors leading to the garden, a utility room with butler style sink and a further hallway that in turn leads to a modern wet room. To the first floor the light and airy landing has space to relax in a chair and unwind whilst also having doors to all four bedrooms and a four piece sympathetically modernised family bathroom. Externally to the rear, there is a paved patio, large lawned garden ideal for a growing family and a timber built outbuilding to the rear of the garden.

The location lends itself ideally to any commuters with easy access to the A45 where the next largest town heading westbound leads to Wellingborough with direct trains from the towns station into London St Pancras taking just under a 50 minute journey. Rushden Lakes is also within walking distance as are parks and countryside walks. EPC Rating C, Council Tax Band C

£450,000



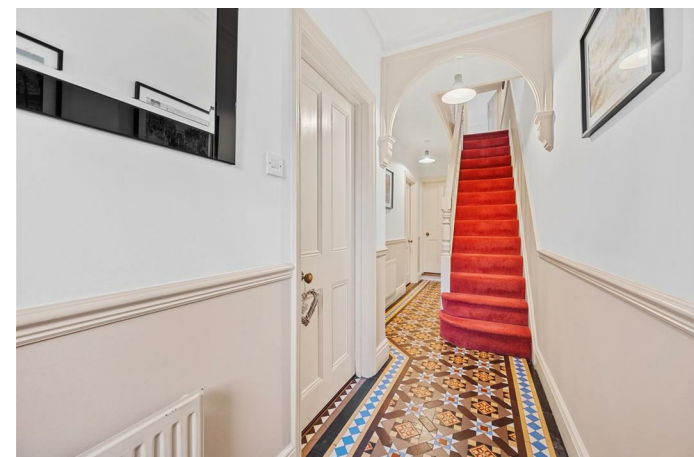
4



2



3



GROUND FLOOR
874 sq ft. (81.2 sq m.) approx.

1ST FLOOR
718 sq ft. (66.5 sq m.) approx.



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TOTAL FLOOR AREA: 1590 sq ft. (147.7 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hozonpro (2020)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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