

2 East Grove  
Rushden  
NN10 0AP

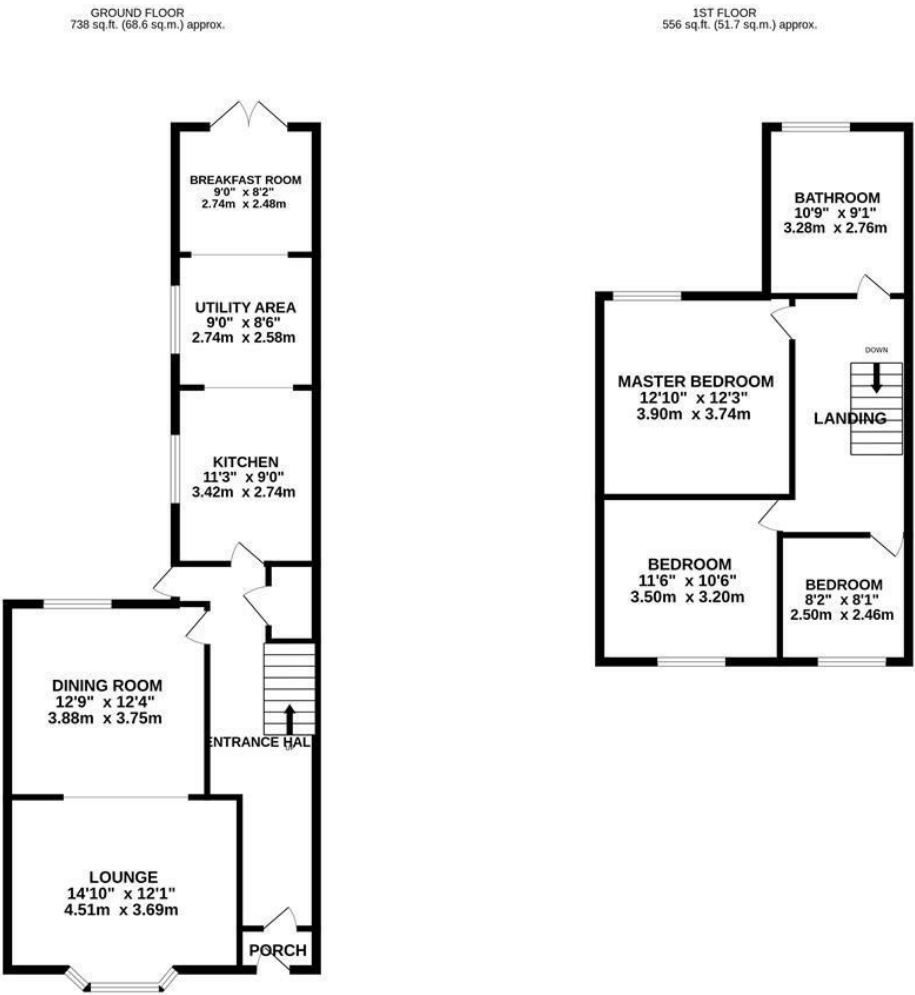
£260,000



OSCAR JAMES

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# FLOOR PLANS



NN10 0AP

TOTAL FLOOR AREA: 1294 sq.ft. (120.2 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.

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## AT A GLANCE...



Three reception rooms



Light and airy fitted kitchen



Three good size bedroom



Four piece family bathroom



Low maintenance rear garden



Off road parking for one vehicle



## WHAT'S GREAT?

Offering more space than you might expect from a traditional mid-terraced home, this three-bedroom property in Rushden is ideally positioned within walking distance of the town centre. Highlights include an impressive 29ft kitchen/breakfast room, a spacious lounge/dining room, off-road parking and an enclosed rear garden.

The ground floor begins with an entrance hall providing useful understairs storage and access to the main living accommodation. The 26ft lounge/dining room offers plenty of space for relaxing and entertaining, featuring a bay window to the front, a feature open fireplace and a separate dining area overlooking the rear. Enjoying a dual aspect the receptions are bright, airy and inviting.

Standing out as the heart of the home, the kitchen/breakfast room is a real highlight, fitted with a range of base and eye-level units, generous worktop space and a breakfast bar. Built-in appliances include an oven, gas hob, extractor hood with further space for washing

machine, tumble dryer and fridge/freezer. Side-facing windows provide natural light, while French doors from the dining area open directly onto the rear garden.

Upstairs, there are three well-proportioned bedrooms, with two positioned to the front and the remaining bedroom overlooking the rear garden. A refitted four piece bathroom room completes the accommodation, comprising a double shower cubicle, wash hand basin and WC and a free standing bath adding further luxury to the room!

Outside, the front provides off-road parking for one vehicle, while the enclosed rear garden features a patio seating area, lawn and established shrub borders. A wooden shed, outside tap and gated rear pedestrian access complete the space.

Further benefits include majority uPVC double glazing and gas radiator central heating. Conveniently located for Rushden town centre and its amenities, this spacious home offers versatile accommodation and is well worth viewing.

...expect excellence



# SELLER'S SECRET

This has been a fantastic home for us, we have loved the ground floor space especially as there is plenty of space for us to gather together or have our own independent space to relax.



*Why we like it....*

A home of great proportions! Seeing is believing!

## OSCAR JAMES

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*To buy or not to buy....*

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