

# CHARLES ORLEBAR

Estate Agents & Auctioneers



27 Vicarage Road, Rushden, NN10 0BF

£300,000



3



2



2



C



# 27 Vicarage Road

Rushden, NN10 0BF

- 3 Bedrooms
- Utility
- Home office/salon
- Quiet location
- Ensuite, family bathroom & w/c
- Gated offroad parking
- Landscaped garden
- Over 1200 sqft

Situated on Vicarage Road in Rushden, this spacious three-bedroom linked-detached home offers versatile accommodation, excellent commuter links and a fantastic opportunity for those looking to work from home.

The property features three generous bedrooms, two of which span the full length of the house, creating impressive and flexible living space. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room.

On the ground floor, there are two separate reception rooms, including a bright and welcoming living room with an attractive bay window. The layout provides plenty of space for both family living and entertaining.

A standout feature of this home is the professionally converted garage, which has been adapted to accommodate a home-based business. Complete with power, water supply, two good-sized windows and its own independent entrance, it would make an ideal office, beauty salon, studio or consulting space, allowing clients to visit without entering the main house.

Outside, the property benefits from gated off-road parking, providing both security and convenience.

The location offers the best of both worlds; positioned on the quieter edge of town while remaining within walking distance of local amenities including a shop, school and parks. For commuters, the property's proximity to the A6 provides excellent transport links to surrounding towns and major road networks.

Offering spacious accommodation, flexible working space and a convenient yet peaceful location, this is a home that must be viewed to be fully appreciated.

£300,000



Hall	10'8" x 4'5" (3.24m x 1.35m)
Living Room	16'8" x 10'2" (5.08m x 3.11m)
Dining Room	11'9" x 9'9" (3.58m x 2.98m)
Kitchen/Breakfast Room	10'8" x 10'2" (3.24m x 3.09m)
Hallway	3'4" x 6'7" (1.01m x 2.00m)
Utility	5'5" x 6'6" (1.65m x 1.97m)
WC	5'7" x 3'2" (1.71m x 0.96m)
Landing	8'8" x 6'7" (2.65m x 2.00m)
Bedroom 1	16'8" x 10'7" (5.08m x 3.22m)
En-suite	4'8" x 7'10" (1.42m x 2.40m)
Bedroom 2	16'5" x 10'4" (5.00m x 3.15m)
Bedroom 3	7'8" x 8'9" (2.34m x 2.67m)

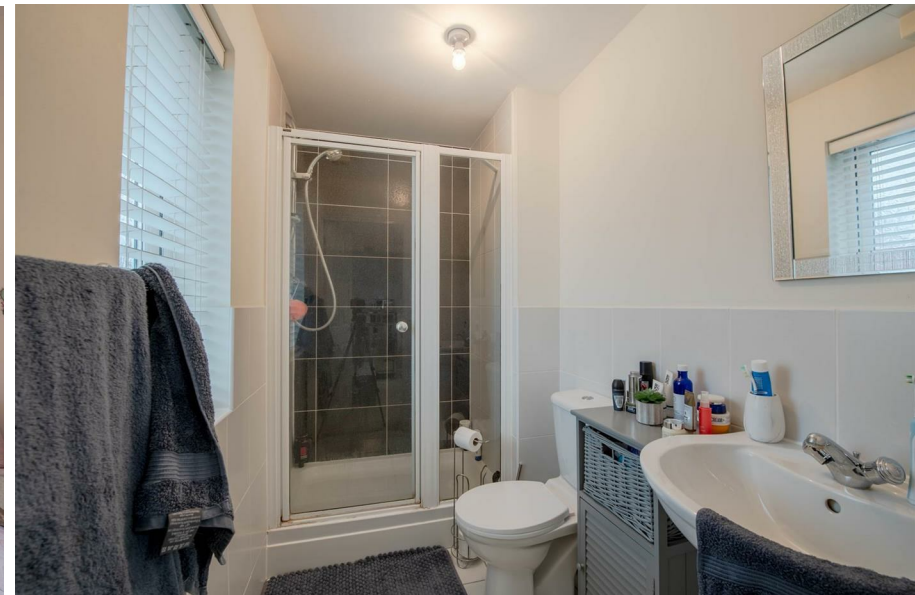


Family Bathroom

5'6" x 7'4" (1.68m x 2.24m)

Office

16'11" x 7'8" (5.16m x 2.33m)





## Floor Plans



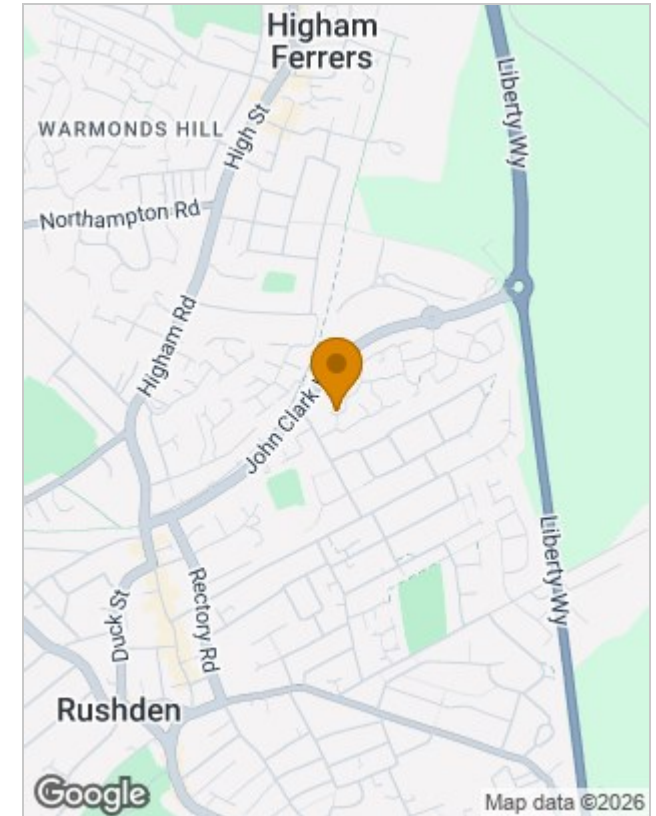
## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

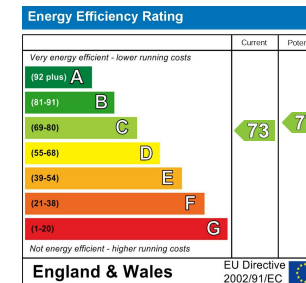
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph



**Council Tax Band: C**  
North Northants

**Tenure: Freehold**