

104 Harborough Road  
Rushden  
NN10 0LP

£240,000



OSCAR JAMES

...expect excellence



## WHAT'S GREAT?

This deceptively spacious, “Tardis-like” three-bedroom family home is presented in excellent condition throughout and offers far more than meets the eye. A standout feature is the rare addition of a double garage and gated off-road parking to the rear, an exceptional benefit for a terraced property in Rushden.

The hallway leads into a generous open-plan lounge/diner, featuring high ceilings and a large understairs storage cupboard. French doors open onto the garden, while an internal door flows seamlessly into the impressive kitchen/diner. The modern kitchen is well-equipped with ample worktop space and a range of fitted units, making it ideal for family living.

Continuing through the ground floor, there is a useful utility area and a stylishly refitted bathroom featuring a contemporary three-piece suite. A further courtesy door provides additional access to the garden.

Upstairs, the property offers three bedrooms, with the master benefiting from built-in wardrobes. The current layout includes an ensuite to bedroom three; however, this could easily be reconfigured to create a main shower room serving all first-floor bedrooms.

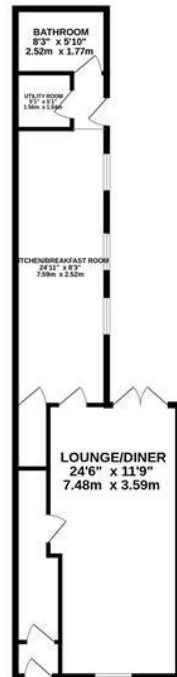
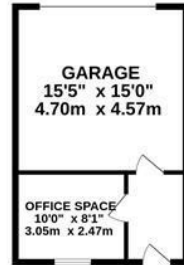
Externally, the rear garden is a fantastic size, featuring a generous decking area perfect for seating and entertaining, along with a lawn and established shrub borders. To the rear, the double garage has been partially converted into a home office, offering versatile space. The gated off-road parking adds further convenience and appeal.

This home truly must be viewed to fully appreciate the space, flexibility, and unique features on offer.

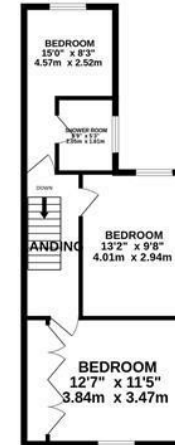
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# Floor Plan

GROUND FLOOR  
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.2 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...



Deceptively spacious



Large kitchen/diner with utility



Three bedrooms



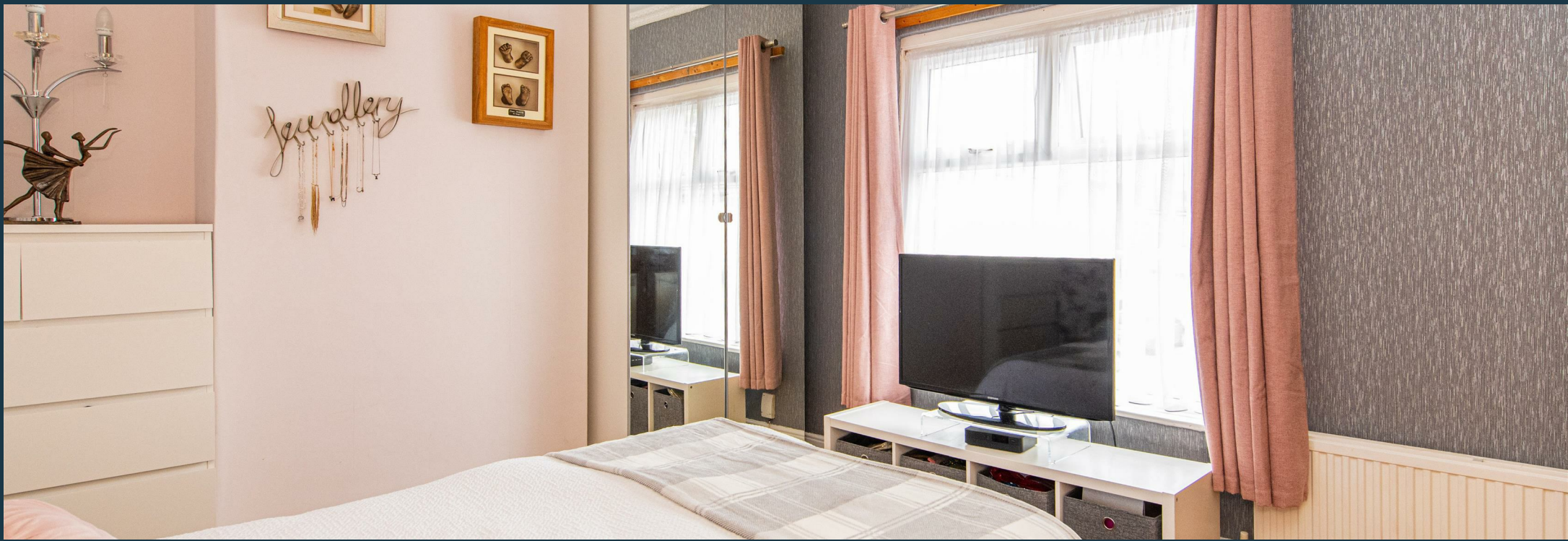
Bathroom & shower room



Generous rear garden



Double garage & gated off road parking





# SELLER'S SECRET

We have lived here for over 20 years its been a fantastic family home with so much living space on offer!



*Why we like it....*

This home is presented in brilliant condition. Having a double garage and off road parking on a terrace street is a real bonus!

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

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