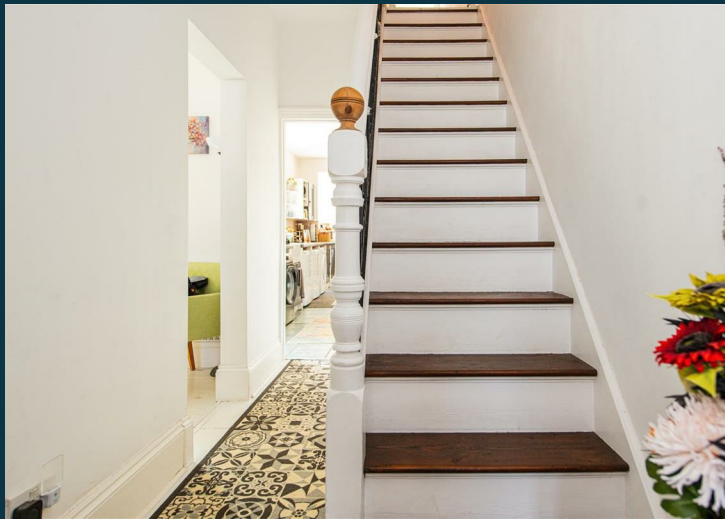


15 Irchester Road
Rushden
NN10 9XD

Offers in excess of £240,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

A unique standout feature of this attractive Victorian terrace home is the added benefit of off-road parking and a garage a rare find for a property of this style and age. This is ideally located to easily reach local amenities and the popular Rushden Lakes shopping complex.

Presented in excellent condition throughout, the home offers impressive accommodation across both floors and is set back nicely from the road behind a front garden.

The entrance hall leads into a generous lounge/diner where high ceilings, a bay window and a charming log burner add character to this beautifully modernised home. French doors open onto the rear garden, enhancing the bright and airy feel of this open plan space.

To the rear, the spacious kitchen/breakfast room features a tasteful, cottage-inspired finish that perfectly complements the period charm of the property.

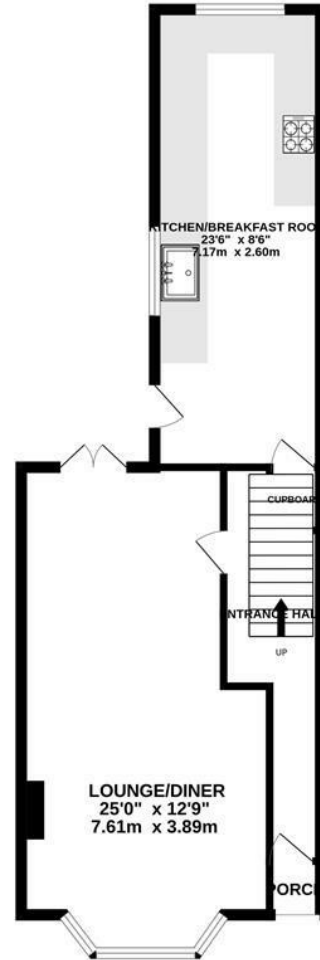
Upstairs, there are three bedrooms and a family bathroom fitted with a three-piece suite. The master bedroom benefits from built-in wardrobe storage.

Externally, the rear garden is a lovely size and has been thoughtfully landscaped for low-maintenance living, incorporating block paving, decking, and gravel areas. Gated rear access leads to the garage and private parking.

...expect excellence

Floor Plan

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.5 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...



Spacious lounge/diner



Generous kitchen/breakfast room



Three bedrooms



Upstairs bathroom



Landscaped with a low maintenance finish



Off road parking & a garage





SELLER'S SECRET

I loved how much space this home offered when I first viewed. The lounge/diner is so cozy in the winter with the log burner and the French doors are lovely to open out to the garden in summer. Having off-road parking and a garage has also been a huge bonus, something that's hard to find with Victorian homes.



Why we like it....

What immediately stands out about this property is the combination of period charm and practical modern living. The high ceilings, bay-fronted lounge and character features give it real personality, while the garage and off-road parking provide a rare advantage.

To buy or not to buy....

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