

281 Wellingborough Road  
Rushden  
NN10 9XN

£340,000



OSCAR JAMES

...expect excellence





## WHAT'S GREAT?

Offered to the market with no upper chain, this mature three-bedroom detached home sits on a generous plot from front to back whilst offering huge potential for modernisation and extension (STPP). Ideally located close to Rushden Lakes and with excellent road links, this property presents an exciting opportunity for those seeking a great family home in a good location.

Set back from the road, the property enjoys a generous frontage with plenty of parking, including a driveway, car port and double garage. There's also further scope to create additional parking if required.

Upon entering, the entrance hall provides access to all ground-floor accommodation. The lounge features a stunning bow window, feature fireplace, and high ceilings. Those beautiful period details truly add real character. The separate dining room offers generous space and

built-in storage, while the kitchen provides potential to redesign. With the existing footprint and a lovely-sized rear garden, there's plenty of scope to extend and develop into a stunning open-plan family space (subject to planning permission).

Upstairs, there are three well-proportioned bedrooms, each benefitting from built-in storage and charming feature fireplace surrounds. The family bathroom has been refitted with a three-piece suite.

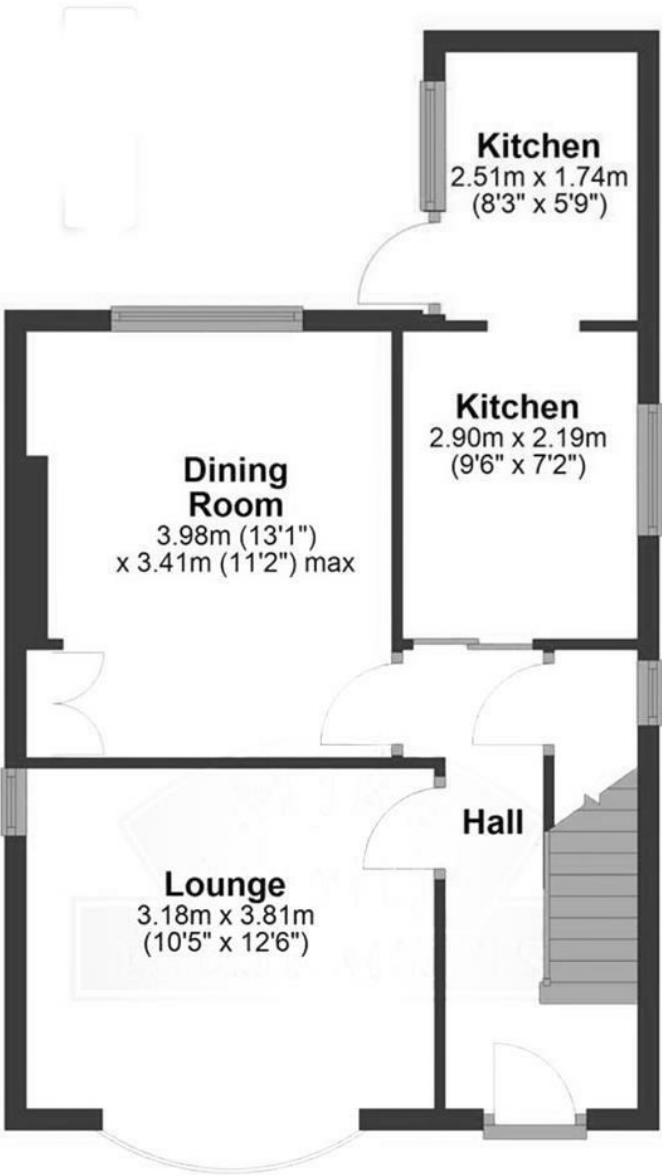
Externally, the rear garden is mainly laid to lawn, surrounded by mature trees and shrubs offering a high degree of privacy. There is side access on both sides of the house, along with gated access leading to the double garage and driveway. The front garden is equally generous, providing scope further for additional parking.

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# Floor Plan

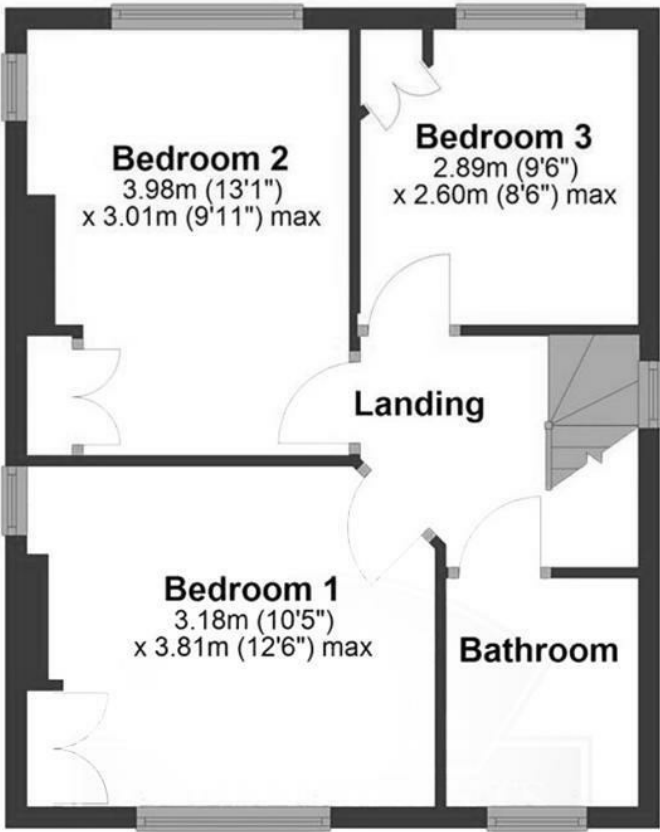
## Ground Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 87.8 sq. metres (945.0 sq. feet)





## AT A GLANCE...



Spacious living



Fitted kitchen with scope



Three good size bedrooms



Refitted bathroom



Generous plot



Plenty of off road parking & double garage









# SELLER'S SECRET

There is so much potential on offer here and we love how private the garden is.



## Why we like it....

You can walk to Rushden Lakes from the property and we love the character features.

# OSCAR JAMES

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To buy or not to buy....

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