

22 Temple Gardens  
Rushden  
Northamptonshire  
NN10 0GN

£340,000

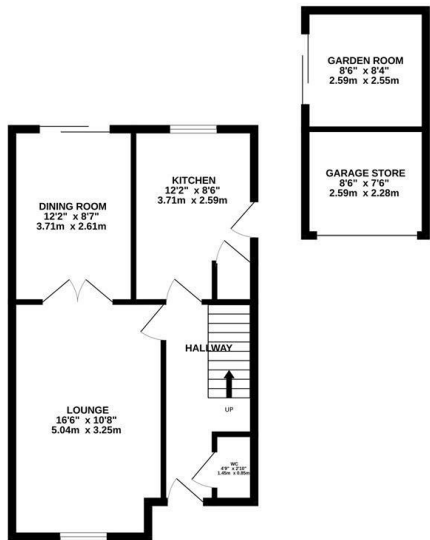


OSCAR JAMES

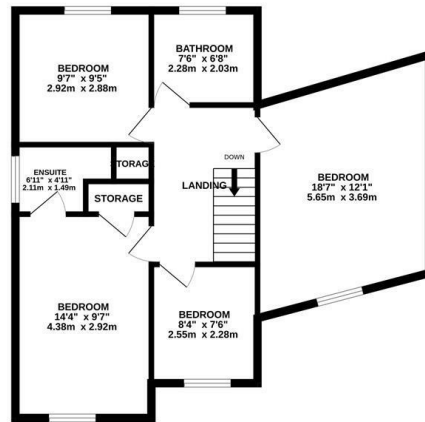
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# FLOOR PLANS

GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.3 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...



Lounge and separate dining room



Fitted kitchen with built in appliances



Four generously sized bedrooms



Family bathroom, ensuite shower room and ground floor WC



Landscaped rear garden



Garage storage and off road parking for several vehicles



## WHAT'S GREAT?

Situated in a cul-de-sac on a modern development is this well presented four bedroom link-detached house has so much to offer. The property boasts a spacious and unique layout, providing ample room throughout and internal viewing is essential!

As you enter, you are greeted by a welcoming entrance hallway which leads directly to the kitchen at the rear of the property and boasts tiled underfloor heating. The kitchen is designed with functionality in mind, providing plenty of storage in addition to integrated appliances to include: oven, hob, dishwasher and fridge/freezer. The adjoining lounge/diner is dual aspect and saturated in natural light. The dining room has sliding doors leading to the rear garden. Lastly, a WC completes this floor.

Upstairs you'll find a well-appointed family bathroom & FOUR bedrooms, three of which are particularly generous doubles and the master enjoying built in wardrobes and an ensuite shower room.

Outside, the rear garden has been landscaped beautifully and has multiple areas to bask in the sun. With composite decking, an irrigation system and establish borders this is the perfect spot to unwind. A further summer room/home office can be accessed via the garden, with sliding patio doors, power and lighting this is a fantastic extra space with versatile functionality.

Located within minutes of Rushden town centre, this home benefits from a range of local amenities on its door step, including shops, schools, and parks, all within easy reach. The community is known for its friendly atmosphere and convenient transport links, making it an ideal place to settle down.

In summary, this home presents a wonderful opportunity. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this property your own.

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# SELLER'S SECRET

We have loved our home, it has been great for us as the bedrooms are such a generous size, Our family can stay over we're all comfortable! We also love our garden room and we spend a lot of time here enjoying the garden!



*Why we like it....*

Immaculately presented throughout we think this home would be ideal for families or individuals.

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

# OSCAR JAMES

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