

3 Pullman Close  
Rushton  
NN14 1TJ

£400,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

An exceptional property offered with NO ONWARD CHAIN which, without a doubt has the WOW factor when it comes to condition and presentation, not to mention the village location of Rushton which sits perfectly between the towns of Kettering and Corby as well as having access to Rothwell and Desborough which are also close by, all of which offer plenty of shops, amenities and schooling. Rushton Village itself has the popular Thornhill Arms public house as well as a cricket ground and the renowned Rushton Hall for those special occasions.

The internal accommodation of this gorgeous home works extremely well, set over two floors the ground floor consists of a welcoming entrance hall, cloakroom, study/playroom, front to back lounge, kitchen/diner and utility room. To the first floor there are four bedrooms and a family bathroom.

Key features of this home have to be the condition as mentioned, beautiful decoration throughout with tasteful muted colours, high quality hard flooring and carpet, integrated dishwasher, washing machine, tumble dryer, oven, hob and extractor, alarm system and a mostly boarded loft.

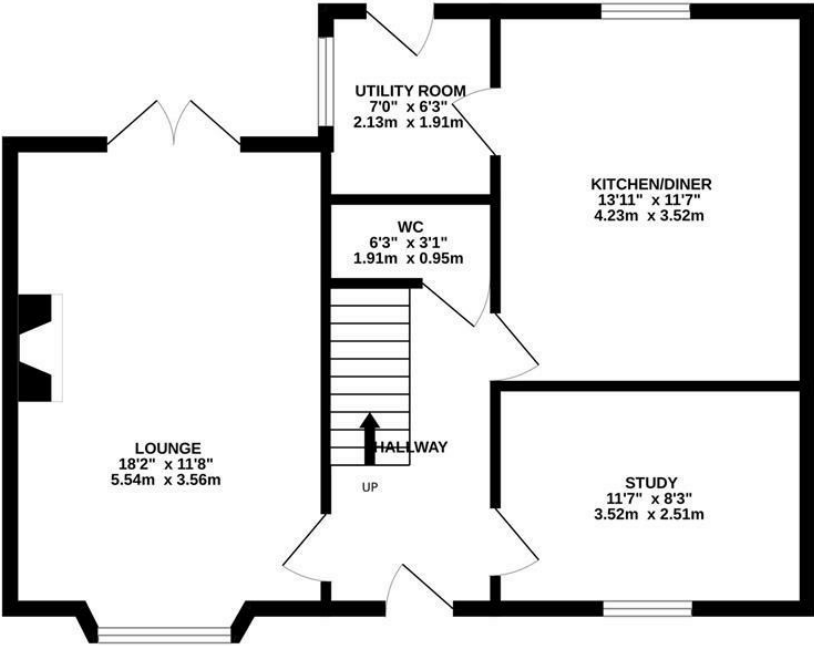
Outside the rear garden is well proportioned, mainly laid to lawn with established trees and shrubs, patio area, gated access to either side and water tap. The single garage has eaves storage above and power and lighting connected with off road parking in front.

Call the delighted sole agents Oscar James Kettering to make arrangements to view to stunning home.

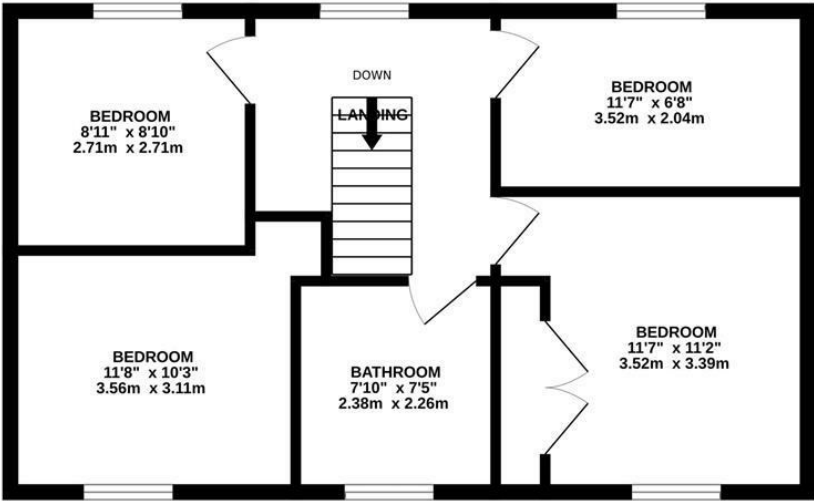
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# Floor Plan

GROUND FLOOR  
595 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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, study/playroom and kitchen/diner



Stunning kitchen/diner



Four bedrooms



Family bathroom and cloakroom



Excellent garden



Single garage and off road parking









# SELLER'S SECRET

We very much hope the new owners enjoy living here, we are proud of our home and have taken pride in looking after it to the best standard we possibly can. The location is great, we love being slightly off the beaten track but with everything so close by it works perfectly.



## Why we like it....

This is without one of the best presented homes we have had the pleasure in dealing with for a good while, the condition will not disappoint and the size of this home is perfectly proportioned. We expect strong interest and will look forward to showing prospective purchasers around.

To buy or not to buy....

# OSCAR JAMES

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