

Pullman Close  
Rushton  
NN14 1TJ

£310,000



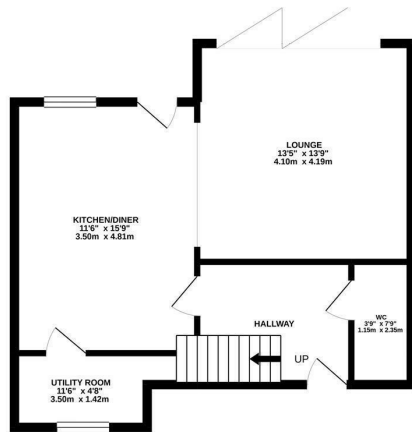
OSCAR JAMES

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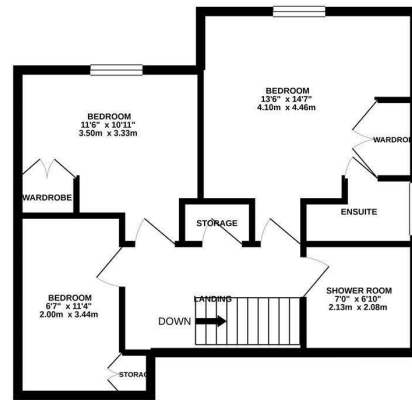


# FLOOR PLANS

GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.7 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.  
Made with Miroplan 11/2020



## AT A GLANCE...



Lounge has bi-folding doors leading to the garden



Stylish open-plan kitchen



Three bedrooms to the 1st floor



Bathroom, Ensuite + WC



Southfacing rear garden



Off road parking and garage





# WHAT'S GREAT?

"Elegant Village Home with Modern Touches!"

WITH NO ONWARD CHAIN! Oscar James are delighted to offer to the market this beautifully presented three-bedroom home in the desirable Village of Rushton, with modern open-plan living spaces on offer.

Set in the picturesque and sought-after village of Rushton, this stunning three-bedroom semi-detached home offers modern living in a charming rural setting, just a short drive from Kettering and Corby.

The property is accessed via a welcoming entrance hall, with stairs rising to the first floor and doors leading to a convenient cloakroom/WC and a contemporary kitchen. The kitchen is fitted with stylish eye- and base-level units and connects to a separate utility room and the main living space.

Designed with open-plan living in mind, the ground floor benefits from underfloor heating and features a flexible lounge and dining area, seamlessly flowing out to the private, south-facing rear garden through bi-folding doors—perfect for indoor-outdoor entertaining.

Upstairs, the home offers three generously sized bedrooms, including a spacious master with its own en-suite shower room. A sleek family shower room serves the remaining bedrooms.

Externally, the property enjoys a beautifully maintained, private, south-facing rear garden and a single garage for secure parking or additional storage, with off road parking provided in front via the driveway.

Rushton is a vibrant and well-connected village offering a traditional village amenities, The local village cricket clubs is great for families, and a great place to grab a drink! Just a short walk around the corner is the well regarded Rushton Primary school too.

The property also benefits from superb transport links, with the A14, M1, and M6 all easily accessible, and direct rail services from Kettering or Corby to London St Pancras in approximately an hour.

This property simply **MUST** be viewed to be fully appreciated for its full offering.

...expect excellence





# SELLER'S SECRET

This has been a great home for us, and is sure to be for the next owners! The underfloor heating downstairs is great, especially in the winter. The village itself is a lovely place to live, with lots of amenities on its doorstep.



## Why we like it....

This lovely property comes in an excellent condition and spec. The bi-folding doors off of the living room open it out well on to the garden which is amazing on a nice summers day for bringing the outside-in!

# OSCAR JAMES

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To buy or not to buy....

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