



**HENDERSON
CONNELLAN**

ESTATE AGENTS



Wellingborough Road,
Rushden,
NN10 9XP

“A Modern Classic”

Benefitting from an impressive ground floor extension, this fantastic four bedroom period Home boasts modern open plan accommodation, whilst retaining the original character and charm from its original era.



Property Highlights

Situated on a prestigious road with other similar executive family homes close by. The popular Rushden Lakes Shopping Centre and Waitrose Supermarket are accessible by foot in around 15-minutes and the A45 and A6 offer excellent travel links by car, with easy access to the A14 and M1. Wellingborough Train Station is just over a 10-minute drive away and benefits from a convenient commuter rail link to London.

The Property was extended by the current owners in 2016 and now offers a fantastic degree of modern open plan living space, whilst also retaining an array of original period features. There are original floorings, deep moulded skirting boards, dado rails, picture rails, ornate cornicing and high ceilings that provide a wonderful sense of light and space.

Entrance through the front door leads into the inviting Entrance Hall with the original terracotta herringbone red brick floor, a useful understairs storage cupboard, a fitted bookcase and stairs that rise to the First Floor.

Generously sized Living Room, beautifully light from the large bay window to the front elevation and boasting deep moulded skirting boards, a dado rail, a picture rail, cast plaster coving, engineered oak flooring and a central feature gas fireplace with a solid limestone hearth, surround and mantel piece.

Truly impressive extended open plan Kitchen/Dining/Family Room featuring a versatile and modern way of living, and a great degree of space.

The Kitchen area boasts a contemporary 'Nobilis' Kitchen with concrete effect base level units with contrasting eye level units. There is an array of deep pan draws with soft close, a hidden cutlery drawer and a fantastic minimalist perspective. The composite sink is inset into the worktop with a monobloc tap and glass splashbacks, and the under-counter lighting provides soft lighting in the evenings. There is a free standing 'bellini' range cooker and high quality integrated appliances to include a dishwasher, a fridge/freezer and an extractor hood over the cooker.

With an opening from the Kitchen Area, the Dining Space boasts the perfect blend of old and new with a cast iron multi fuel burner with an exposed brick surround, ornate coving, a picture rail, a column style radiator and seamless flow into the Family Area



Property Highlights

Beautifully light from the two roof lanterns and extensive aluminium bi-folding doors to the Garden, the Family Area creates the perfect family entertaining layout with LED downlights, wall lights, a solid oak breakfast bar and a curved wall in one corner making for an ideal reading area.

Separate Utility Room, accessed from the Kitchen and featuring a door to the side elevation. There is a concealed cupboard housing the underfloor heating manifold and a plethora of additional storage in the eye and base level units. In addition to this there is an inset stainless steel sink in the worktop and space and plumbing for a washing machine, tumble dryer and a fridge/freezer (appliances not included).

Ground floor Shower Room incorporating the curved wall from the extension in the shower enclosure and comprising of LED downlights, underfloor heating, a chrome heated towel radiator and a 'Duravit' three piece suite to include a low-level WC, a wall mounted wash hand basin, and a shower enclosure with a low threshold and a thermostatic rainwater style shower.

The stairs flow up to the first floor Landing with a window providing natural light through bedroom four, doors to the first floor rooms and a drop down hatch the converted Loft space which is carpeted, decorated and includes a Velux window. The original extension plans for the Property included having a staircase from bedroom four and a dorma fitted on the rear of the roof to provide additional bedroom space. This development can still be completed if desired (subject to relevant permitted development regulations).

Four Bedrooms, all of which are capable of housing double beds. The Principal Bedroom boasts a wonderful large window creating a great sense of light and space, and there are painted floorboards and a built-in double wardrobe. Bedrooms Two and Three are situated at the rear of the Property with a pleasant outlook over the rear Garden and both benefit from quality timber effect laminate flooring.

Modern and contemporary Bathroom featuring luxury vinyl tiled flooring, a grey heated towel radiator, a useful airing cupboard and a quality 'Duravit' three piece suite to include a low-level WC, a floating style wash hand basin built into a useful storage unit and a panel enclosed bath with ceramic tiled splashbacks, a fitted shower screen, concealed taps, and rainwater style shower head.

Detached oversized Garage, built in period red bricks and easily capable of housing a modern sized vehicle. There is lighting and power, a generous ceiling height from the pitched roof and double timber doors to the front.

UPVC double glazed windows, gas fired central heating and a wet underfloor heating system in the extended part of the house.



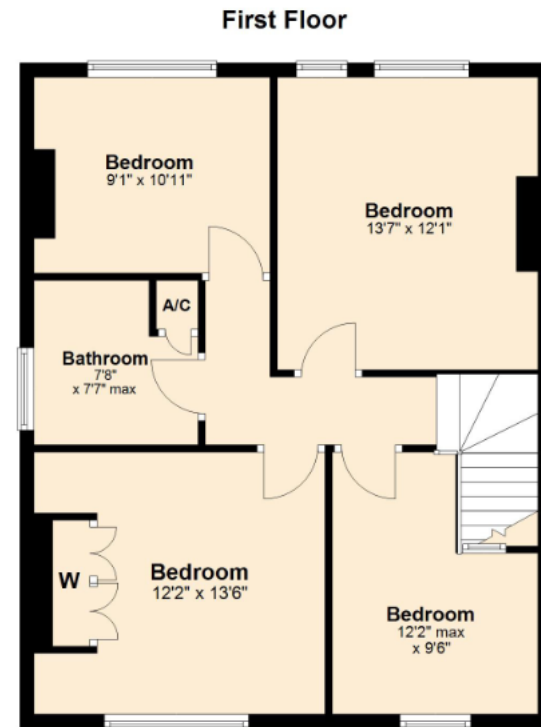
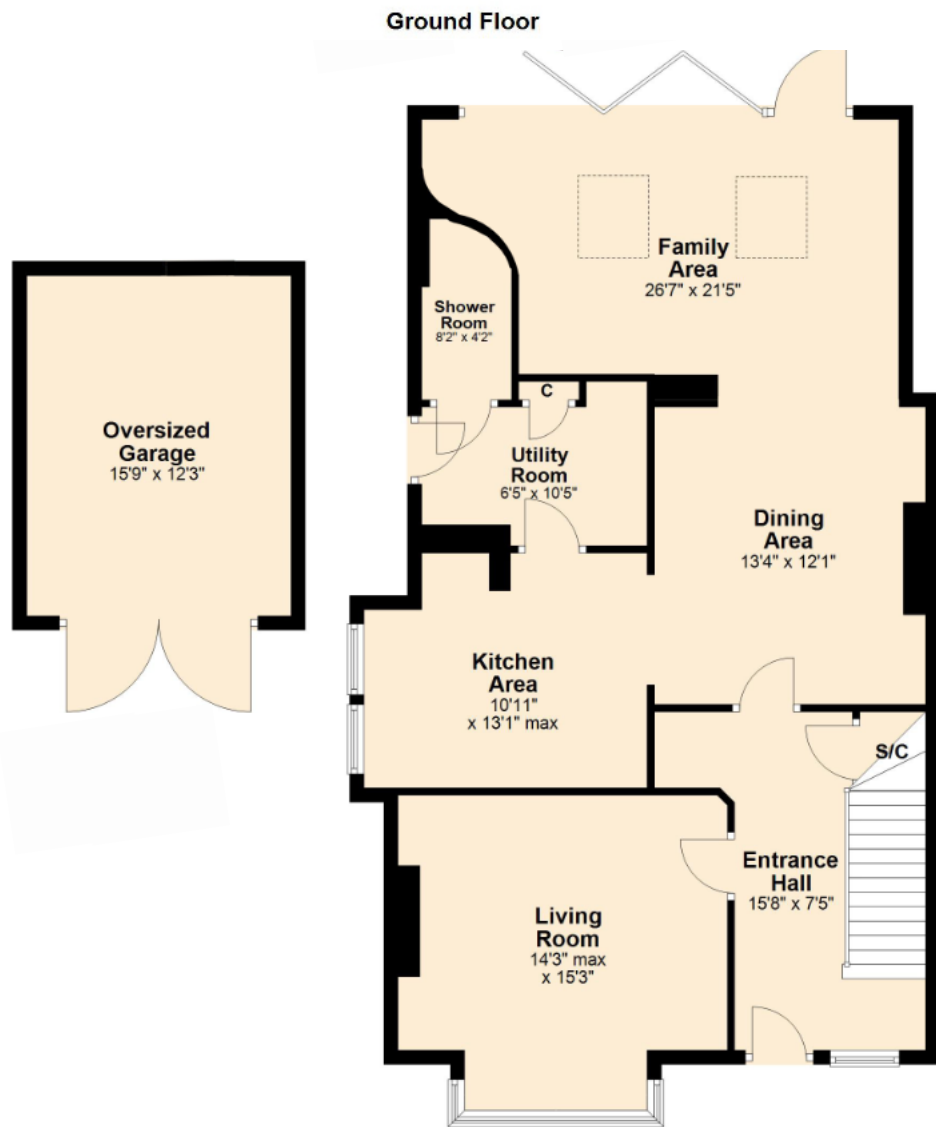
The Grounds

The Property occupies a prominent position on the popular road with an excellent sized plot measuring approximately 0.16 acre in total. Set back from the road, there is an extensive driveway enclosed by red brick pillars and cast-iron gates. The gates have the mechanism to be electric remote operated but require a new circuit board to be in working order (quote obtained in 2023, contact us for more information). The driveway is predominantly block paved with extensive parking, a raised planted bed at the front housing the mature shrubbery and trees that give a good sense of privacy, while further gates provide secure access down the side House and to the detached oversized single Garage.

Extending from the bi-folding doors of the Family Area, there is a Larch timber deck providing a seamless entertaining space from the House and steps leads down from the side to driveway and garage, and the rear of the deck to the main garden area.

The Garden is laid to lawn with a low-level brick wall down one side creating a raised border, and at the rear there is a timber summerhouse with lighting and power, neatly situated under a mature Weeping Willow tree.





Total Area Measurements (Approx.)

Main House - 1728.40 / 160.57 sqm

Garage - 193.50 sqft / 17.98 sqm

Total - 1921.90 sqft / 178.55 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.