



150 Northampton Road  
Rushden | Northamptonshire | NN10 6AN

FINE & COUNTRY

# 150 NORTHAMPTON ROAD

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This stunning four bedroom contemporary family home comes to the market with no onward chain and offers spacious living accommodation with three reception rooms, four double bedrooms and three bathrooms. It also offers a double garage, ample driveway parking as well as a brick-built outbuilding that could easily be converted into an office, studio, annexe, etc. Located on the outskirts of Rushden, this property is walking distance Rushden Lakes and has good access links to London for the commuter via Wellingborough main line rail.



LOVE

REMEMBER  
to love all people.  
Because with a little  
NOBLE FAMILY

## Ground Floor

When entering through the front door, you're greeted by a superb entrance hall boasting beautiful Italian marble flooring with underfloor heating and a bespoke maple wood staircase. The entire house offers underfloor heating which is a lovely touch of luxury.

To the left of the entrance hall, you'll find the bright and airy sitting room which offers a feature gas fireplace, lovely tiled flooring and four doors leading to the front of the property. These doors can also tilt inwards to let some fresh air in. The sitting room, as well as the entire ground floor, boasts a surround sound system.

Going back to the entrance, you'll find the office as well as the downstairs WC. To the right-hand side of the entrance hall, the spacious kitchen/diner/family room can be found. This room offers ample space for the family and serves as a great entertainment area. The kitchen boasts beautiful granite worktops and offers multiple integrated appliances such as two ovens, a microwave, a wine fridge and a 5 ring gas hob with extractor hood. There is also space for a dishwasher. Patio doors lead out to the garden.

Just off the kitchen you'll find the utility room which offers space for a washing machine.









# Seller Insight

“Set back from the Northampton Road, which links the market towns of Rushden and Higham Ferrers, this modern detached home sits in a quiet spot surrounded by fields just a short walking distance from both. With a combination of excellent urban amenities, the River Nene, with its Wetlands and Nature Reserve, and the Rushden Lakes close by the location offers the best of both worlds. 'The positioning is excellent, and we especially liked that our daughters could easily walk to their jobs at the lakes and we could go out for a proper country walk with the dogs without having to get in the car. The location is generally handy for everything, from travel further afield to local shopping. Propertywise, we loved the size of the garden; being on two levels makes it great for entertaining and parties. The size and layout of the kitchen also makes it good for socialising, along with day-to-day family life. The wine fridge was quite appealing too!'

'The large outside space, which includes a drive with parking for around nine cars, is fantastic and has so much potential. Had we stayed longer we would have developed the outbuilding into a guest annex with a bar, deck, fire pit and hot tub. We also think the space lends itself well to having a swimming pool.'

'Inside, the property is wonderfully modern with plenty of space and some real stand-out features, as a whole it's easy-to-maintain. It's a very lovely light and airy house in the summer and warm and cosy in the winter – it's especially nice at Christmas as there's space for a large tree.'

'The house has great views from the main patio and the master bedroom – both spots are wonderful for watching the sunset, a really beautiful sight. We only have one set of neighbours and they pretty much keep themselves to themselves, so you get a great sense of privacy living here.'

'Nothing is too far away, either by foot or by car, and the local walks are excellent. There are plenty of schools for all ages in the area, many are between a five and fifteen minute walk away. Waitrose, Lidl and Co-op supermarkets are an easy walk away.'

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









## First Floor

The first-floor landing offers an incredible vaulted ceiling with 6 sky light windows as well as a feature chandelier that can be lowered and repositioned to suit. There's also a great space that can be used as an office, a play area or a reading nook.

Four double bedrooms can be found as well as 2 en-suites and a family bathroom. There is also underfloor heating throughout the entire first floor.

The spacious main bedroom offers a lovely dressing room as well as a luxurious en-suite. The 4-piece wet room boasts an American hard wood deep bath as well as a large walk-in shower.

The 4-piece family bathroom offers a steam shower with body jets and a radio.











## Outside

To the front of the property, you'll find a double garage with ample driveway parking. If you need even more parking, you can open the wooden gate to the side of the property and park a few more vehicles.

The garden is split into two levels, providing great space for the family. The first level can be found at the back of the property and is accessed from the kitchen/diner. The area is laid with artificial grass and provides privacy with tall shrubs and trees. This level wraps around to the side of the property which offers a large patio area.

Steps down lead to the beautifully landscaped garden which offers a large enclosed grassed area with water feature. There is a small storage shed as well as a large brick-built outbuilding which has a water supply as well as electricity. This outbuilding could easily be converted to an office, a studio, a workshop or even an annexe.









## LOCAL AREA

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Rushden is well located for commuters with a mainline railway station in Wellingborough, approx. 5 miles away with direct links to London St Pancras International. The fantastic Rushden Lakes complex offers great shopping, lovely restaurants, a cinema, a large soft play, footpaths, cycling routes and more.

Rushden Lakes is within walking distance from the house as well as the nearby Lidl. Rushden itself also offers multiple amenities to include shops, supermarkets and pubs and more varied amenities can be found in nearby Wellingborough, Northampton and Bedford. Fantastic schooling can be found nearby as well with many great private schools.



# INFORMATION

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## Services

Mains gas, electricity & water. Private drainage.

## Tenure

Freehold

## Local Authority

East Northamptonshire Council

## Council Tax Band

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## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07393997427

## Website

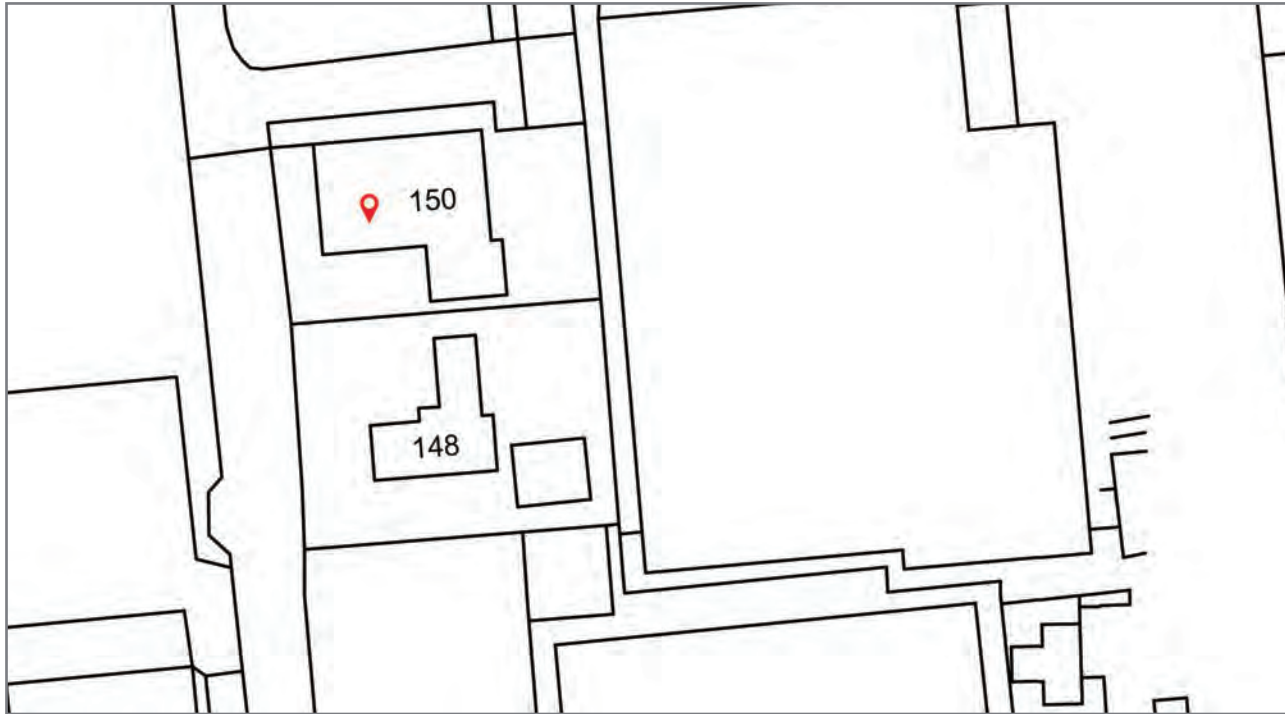
For more information visit [www.fineandcountry.com/uk/northampton](http://www.fineandcountry.com/uk/northampton)

## Opening Hours:

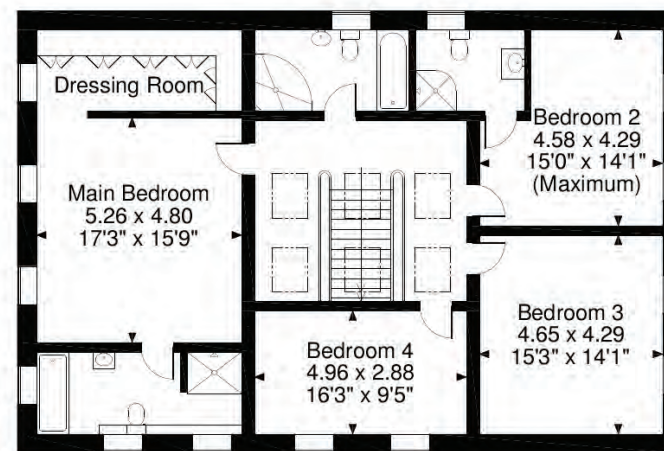
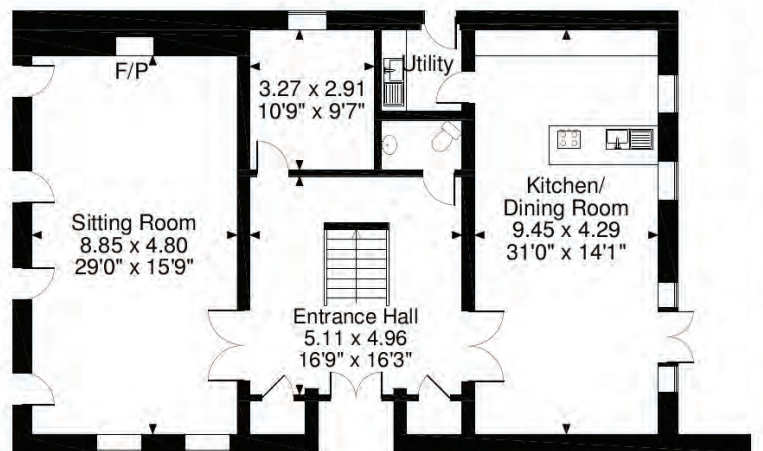
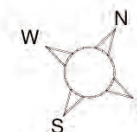
Monday to Friday – 09: - 17:30

Saturday – 09:00 – 12:30

Sunday – By appointment only

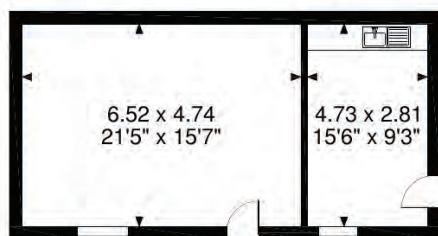


**Northampton Road, Rushden**  
**Approximate Gross Internal Area**  
**Main House = 2889 Sq Ft/268 Sq M**  
**Garage = 310 Sq Ft/29 Sq M**  
**Outbuilding = 484 Sq Ft/45 Sq M**

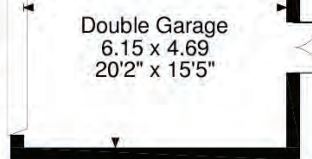


**Ground Floor**

**First Floor**

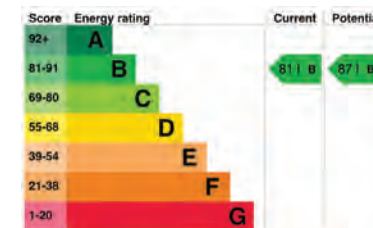


**Outbuilding**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Marie has been in the real estate industry for many years and brings a bespoke and tailored marketing strategy for each of her clients, understanding that each property has its own story. Marie believes maximising the value of the clients property is important but that the high level of customer service offered throughout the journey is as important.

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## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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