

# CHARLES ORLEBAR

Estate Agents & Auctioneers



17 Meadow Sweet Road, Rushden, NN10 0GA

Offers In Excess Of £475,000





# 17 Meadow Sweet Road

Rushden, NN10 0GA

- 4 Double bedrooms
- Double garage
- Sought after location
- Close to countryside walks
- 2x Ensuites, family bathroom & w/c
- Ample offroad parking
- 34ft Kitchen/family room
- Scope to convert garage (subject to permissions)

Charles Orlebar presents - A substantial 4 bedroom house located on this popular residential estate on the South side of Rushden Town. The living space on offer here is practical and generous with 3 reception areas including the kitchen/family room occupying the full width of the house. In addition to this there is a good-sized w/c and a separate utility room. On the first floor there are ensuite shower rooms to bedrooms 1 and 2 and a 4 piece family bathroom to service the further 2 bedrooms. With generous external parking to the front and integral double garage. The rear garden is an attractive and inviting outdoor space with patio and lawn areas and established borders. Viewing is highly recommended to appreciate this lovely home.

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Hall

WC

Living Room 15'3" x 11'10" (4.66m x 3.60m)

Kitchen/family room 10'2" x 34'11" (3.09m x 10.63m)

Conservatory

Utility 5'3" x 10'7" (1.61m x 3.23m)

Double Garage

Landing

Bedroom 1 15'3" x 16'5" (4.64m x 5.00m)

En-suite

Bedroom 2 12'1" x 11'9" (3.68m x 3.59m)

En-suite

Bedroom 3 9'5" x 13'5" (2.88m x 4.08m)



Bedroom 4  
Family Bathroom

10'4" x 9'6" (3.15m x 2.90m)





Floor Plans



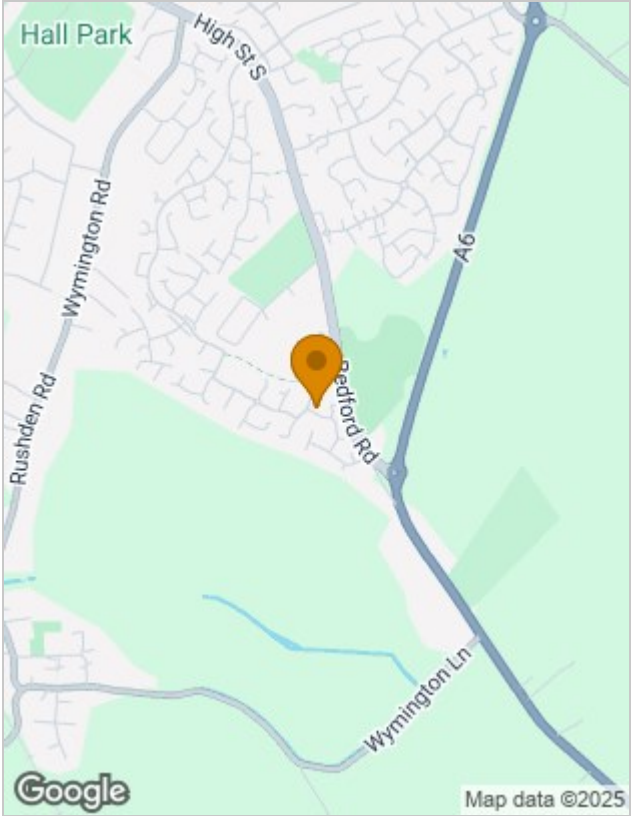
Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

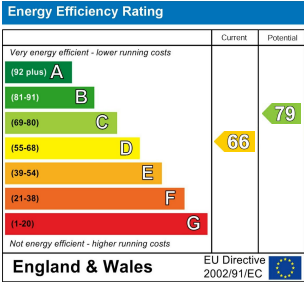
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph



**Council Tax Band:** F  
North Northhats

**Tenure:** Freehold