

# CHARLES ORLEBAR

Estate Agents & Auctioneers



5 Franciscan Close, Rushden, NN10 9PJ

Offers In The Region Of £228,000



3



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# 5 Franciscan Close

Rushden, NN10 9PJ

- 3 Bedrooms
- Large outbuilding
- Walking distance to amenities
- Ample offroad parking
- Converted garage with utility and large home office or current occasional bedroom
- Modern shower room

Nestled in the tranquil setting of Franciscan Close, Rushden, this charming semi-detached house offers a delightful blend of comfort and convenience. Spanning an impressive 1,031 square feet, the property features three bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a perfect area for relaxation. The layout is thoughtfully designed to maximise both space and functionality. The property boasts a well-appointed shower room, ensuring that all your daily needs are met with ease.

One of the standout features of this home is the ample off-road parking available, complemented by a large driveway that enhances accessibility. The quiet location allows for a peaceful living environment while still being within walking distance to local shops, takeaways, schools, and a members bar, making it incredibly convenient for everyday amenities.

Additionally, the property includes a converted outbuilding that presents a fantastic opportunity for a home office, hobby room, or craft space, catering to a variety of lifestyle needs. There is also a workshop and store, providing further utility and storage options.

This semi-detached house in Rushden is not just a home; it is a lifestyle choice that combines comfort, practicality, and a sense of community. With its desirable features and prime location, it is a property that should not be missed.



Hall	
Kitchen	9'11" x 8'4" (3.03m x 2.53m)
Shower Room	
Lounge/Diner	10'4" x 14'6" (3.14m x 4.42m)
Landing	
Bedroom 1	10'4" x 14'3" (3.14m x 4.35m)
Bedroom 2	13'1" x 7'3" (3.99m x 2.22m)
Bedroom 3	7'2" x 6'8" (2.18m x 2.03m)
Utility	12'5" x 6'1" (3.79m x 1.86m)
Office	16'3" x 7'10" (4.96m x 2.40m)
Store	
Workshop	





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STOP



DO NOT  
FORGET  
TO TAKE  
THE TRAY  
OFF AT LANDING  
ON THIS SIDE



## Floor Plans



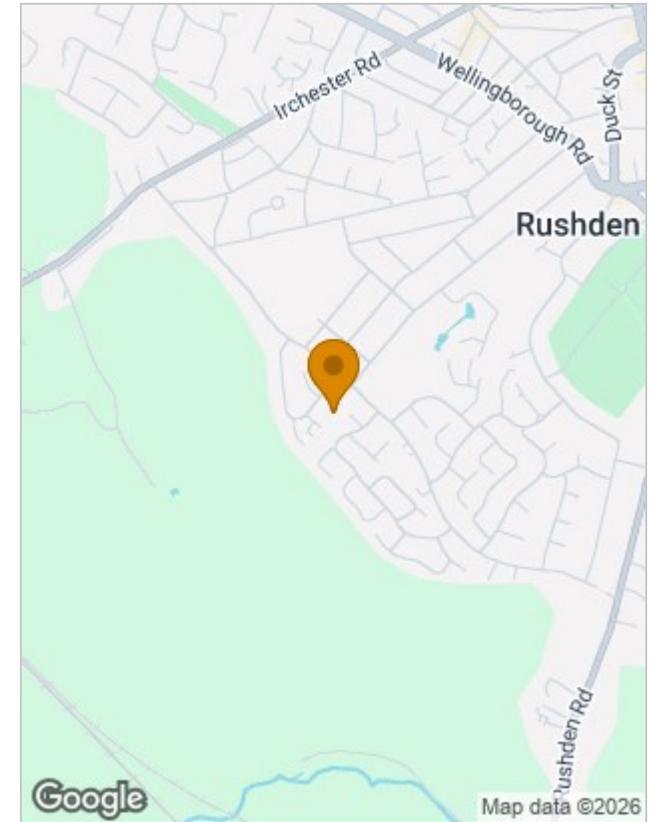
## Viewing

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

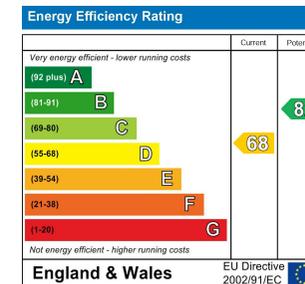
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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: B**  
North Northants

**Tenure: Freehold**