

# CHARLES ORLEBAR

Estate Agents & Auctioneers



22 Kendal Close, Rushden, NN10 0QF

£265,000





# 22 Kendal Close

Rushden, NN10 0QF

- 2/3 Bedrooms
- Owned solar panels with generous feedback tariff
- Wet Room
- New carpets
- No chain
- Quiet neighbourhood
- Large drive and garage
- Mains drainage, gas central heating and UPVC double glazing

Nestled in the friendly community of Kendal Close, Rushden, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning 802 square feet, the property features two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The versatile layout allows for the possibility of using one of the existing rooms as a third bedroom, catering to your specific needs.

This home has recently had new carpets throughout allowing it to be move in ready. The property is further enhanced by the presence of solar panels, which not only contribute to a sustainable lifestyle but also generate an impressive feedback tariff, netting the owner approximately £2000 per year.

Parking is a breeze with space for up to four vehicles including the garage, making it ideal for families or those who enjoy hosting guests. The location is particularly advantageous, with local doctors, shops, and bus routes just a stone's throw away. For those commuting, the nearby A6 provides easy access to the M1, ensuring that you remain well-connected to the wider region.

The EPC rating of B reflects the property's energy efficiency, making it an environmentally friendly choice. With only one entrance and exit, the community is both quiet and secure, offering an incredibly peaceful retreat. This charming bungalow is a rare find, perfect for those seeking a comfortable home in a welcoming neighbourhood. Don't miss the opportunity to make this lovely property your own. Call 01933 313600 for exclusive viewings!

£265,000



## Kitchen/Breakfast Room

14'11" x 10'4" (4.55m x 3.15m)

## Hallway

## Bedroom 3/office

7'8" x 6'11" (2.34m x 2.11m)

## Bedroom 1

12'3" x 9'11" (3.73m x 3.02m)

## Bedroom 2/dining room

10'0" x 11'9" (3.06m x 3.57m)

## Conservatory

## Wet Room

## Living Room

15'9" x 11'2" (4.79m x 3.41m)

## Hall

7'8" x 5'7" (2.34m x 1.70m)







Floor Plans



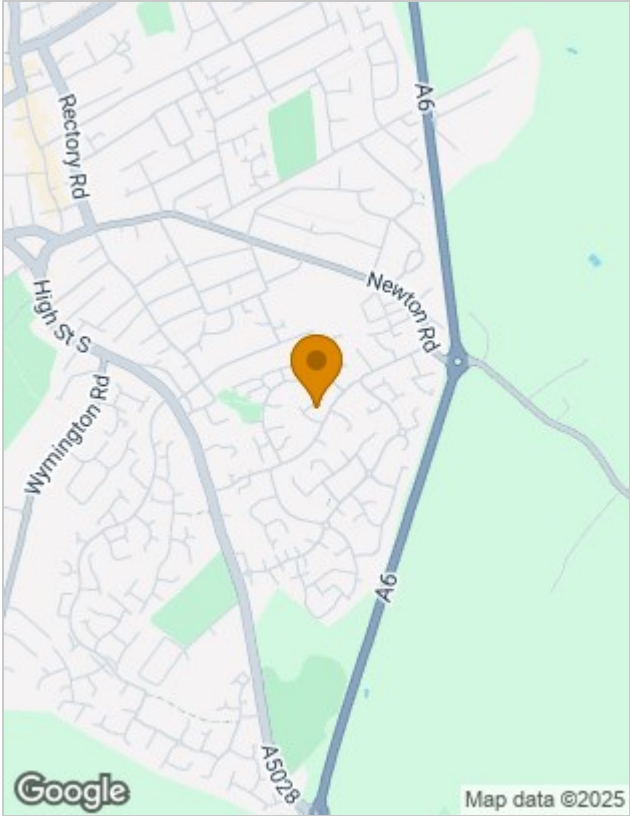
Viewing

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

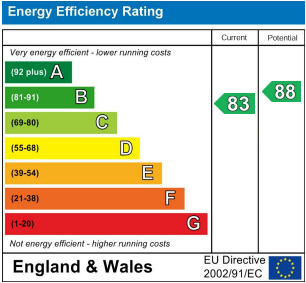
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

**CHARLES ORLEBAR ESTATE AGENTS** 9-11 High Street, Rushden, Northamptonshire, NN10 9JR  
Tel: 01933313600 Email: sales@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

Location Map



Energy Performance Graph



**Council Tax Band: D**  
North Northants

**Tenure:** Freehold