

70 Rushton Road

Kettering, NN14 6HQ

Simpson Ellson

Description

'Ruskin House' is an exceptional detached residence offering over 2,000 sq ft of beautifully arranged accommodation. Thoughtfully extended and refurbished over time, this characterful home seamlessly blends original features dating back to the 1890s with modern living, creating a truly special place to call home.

Steeped in history and inspired by the renowned artist John Ruskin, the property has been lovingly maintained and has had just three owners since it was built —something that speaks volumes about the warmth, charm, and lifestyle it offers.

Internally, the home boasts a wealth of space and versatility. A standout feature is the impressive 7-metre-long lounge, ideal for both relaxing and entertaining, while the open-plan kitchen and dining area forms the true heart of the home. Designed for modern family living, this space flows beautifully into a snug-style conservatory with a solid roof, allowing for comfortable year-round use. Skylights above flood the area with natural light, enhancing the sense of space and connection to the garden.

The property offers four well-proportioned double bedrooms, including a principal suite with its own ensuite, alongside a well-appointed family bathroom. Throughout the home, you'll find a blend of period charm and practical living spaces, perfectly suited to growing families or those seeking flexible accommodation.

Externally, the rear garden is a true highlight—exceptionally private and stretching to approximately 200 ft, it provides a peaceful retreat with a combination of patio and lawned areas, as well as a charming wooden veranda. The garden is ideal for entertaining, relaxing, or enjoying outdoor living, with provisions already in place for features such as a hot tub.

To the front, the property benefits from a paved driveway and integral garage, offering ample parking and convenience.

Situated on the edge of Rothwell, offering a perfect blend of town and country.

£485,000

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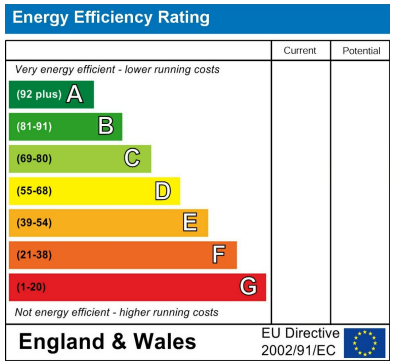







Ground Floor
Snug
12'8 x
9'4
Kitchen/Dining
Room
23'2 x
18'6
Living
Room
23'2 x
12'2
Utility
7'10 x
7'6
Boiler
Room
WC
Storage
Garage
17'7 x
12'2
Entrance
Hall
Sitting
Room
12'0 x
12'1
Porch
Storage
First Floor
Shower
Bedroom 1
17'3 x
11'6
Family
Bathroom
8'0 x
6'9
Bedroom 4
10'6 x
9'10
Landing
Bedroom 3
12'1 x
11'8
Bedroom 2
12'1 x
11'11




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive
2002/91/EC





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