

# CHARLES ORLEBAR

Estate Agents & Auctioneers



5 Ullswater Close, Higham Ferrers, Rushden, Northamptonshire,

£375,000



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£375,000

# 5 Ullswater Close

Rushden, NN10 8NP

- 4 Bedrooms
- 2 En-suites
- W/c
- Garage and offroad parking
- 3 Receptions
- Family bathroom
- Utility
- Close to countryside walks

Charles Orlebar presents - Located on the very sought after Kings Meadow development, this spacious family is perfect for dog walkers and cyclists, the greenway is only a few moments away - leading to Irthlingborough Lakes and Meadows, and onto Rushden Lakes or Stanwick Lakes. Alternatively the greenway to the centre of Higham is only a 15 minute walk at most. This detached house presents modern and fashionable living accommodation with a large 22 feet sitting room and two ensuite shower rooms. Backing onto a private rear garden, this lovely home also benefits from a single garage and off road parking. To find out more, call Lucy or George to book your viewing.



Hall

Dining Room 10'6" x 9'2" (3.20 x 2.80 (2.79))

WC

Kitchen/Breakfast Room

12'0" x 10'4" (3.67 (3.66) x 3.15)

Utility 8'5" x 5'0" (2.57 x 1.52)

Living Room 21'7" x 11'8" (6.59 (6.58) x 3.56)

Conservatory

Landing

Bedroom 1 11'11" x 9'9" (3.62 (3.63) x 2.97)

En-suite

Bedroom 2 12'2" x 7'10" (3.70 (3.71) x 2.38 (2.39))

En-suite.





Bedroom 3

9'2" x 9'0" (2.80 (2.79) x 2.74)

Bedroom 4

8'11" (9'0") x 8'6" (2.73 (2.74) x 2.59)

Family Bathroom









## Floor Plans



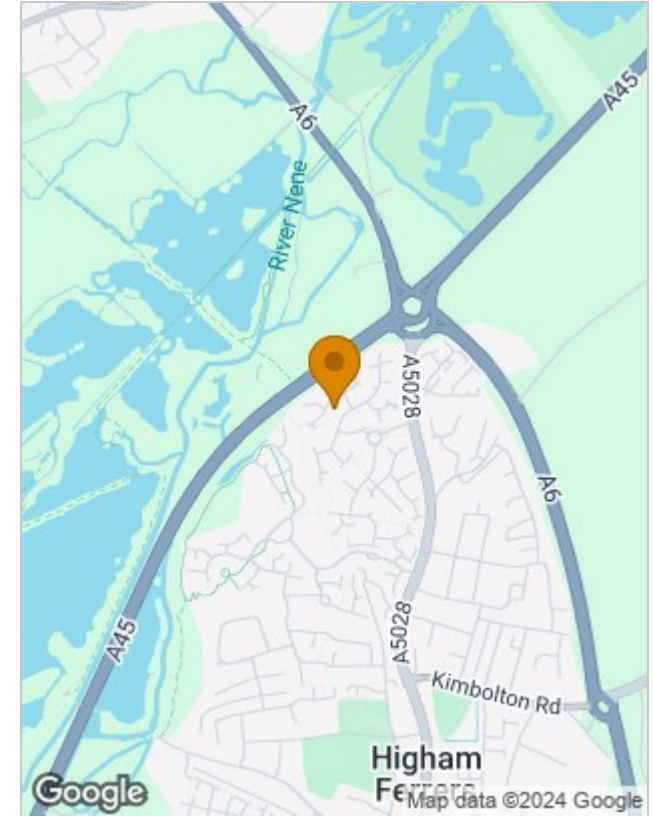
## Viewing

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

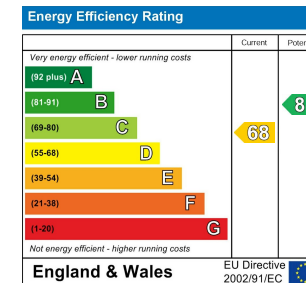
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

**Tenure: Freehold**