

CHARLES ORLEBAR

Estate Agents & Auctioneers



3 Bolingbroke Place, Higham Ferrers, Northamptonshire, NN10

£760,000





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3 Bolingbroke Place

Higham Ferrers, NN10 8BF

- 5 bedrooms
- 3 reception rooms
- Utility room
- 2 Dressing rooms
- 2 ensembles
- Family kitchen
- Double Garage
- Gas heating and double glazed

Charles Orlebar presents this stunning executive house set within mature gardens and part of a select cul-de-sac on the edge of the town. Providing substantial and comfortable accommodation in a sought after and rarely available location. Please view the virtual tour and call us to arrange an exclusive viewing.



Entrance Hall 16'6" x 11'9" (5.04 (5.03) x 3.58)

Living Room
25'2" (25'3") x 13'4" (7.68 (7.70) x 4.07 (4.06))

Study 15'2" x 10'4" (4.63 (4.62) x 3.14 (3.15))

Dining Room
15'2" x 12'6" max (4.63 (4.62) x 3.80 (3.81) max)

WC

Kitchen/Breakfast Room
18'4" x 13'1" (5.58 (5.59) x 4.00 (3.99))

Utility Room 6'10" x 6'1" (2.08 x 1.86 (1.85))

Garage 19'6" x 18'4" (5.95 (5.94) x 5.59)

Bedroom 1 13'0" x 12'5" (3.96 x 3.79 (3.78))

Dressing Room
11'3" x 9'9" (9'8") (3.42 (3.43) x 2.96 (2.95))





En-suite Bathroom	
Bedroom 2	13'5" x 10'11" (4.09 x 3.33)
Dressing Room	8'3" min x 7'8" (2.52 (2.51) min x 2.33 (2.34))
En-suite Shower Room	
Landing	
Bedroom	12'2" x 12'1" (3.70 (3.71) x 3.68)
Bathroom	
Bedroom 4	10'4" x 8'0" (3.14 (3.15) x 2.44)
Bedroom 5	9'6" x 8'10" (2.89 (2.90) x 2.69)

Location





Floor Plans



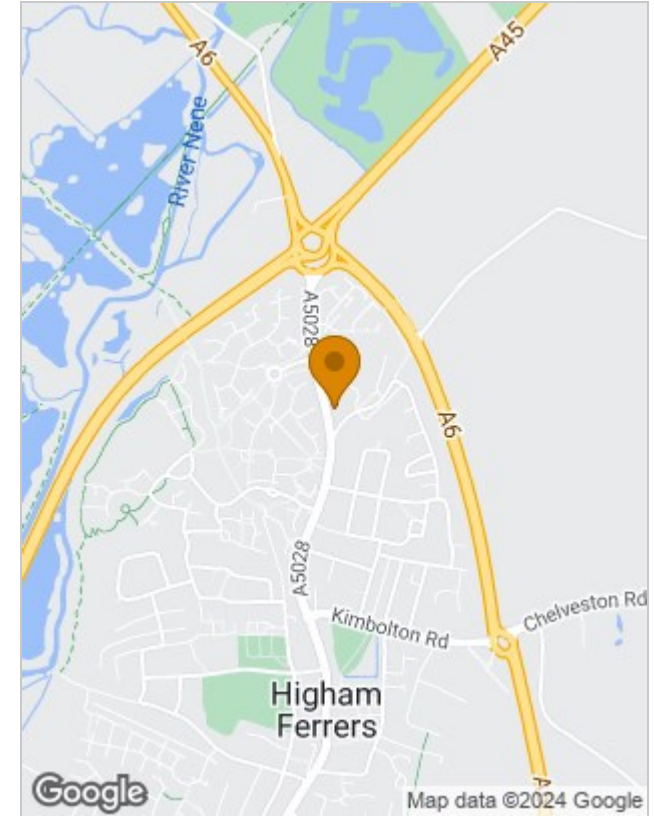
Viewing

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

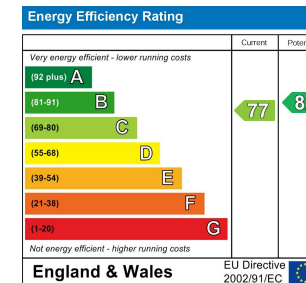
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

Tenure: Freehold