

CHARLES ORLEBAR

Estate Agents & Auctioneers



3 Bolingbroke Place, Higham Ferrers, Northamptonshire, NN10

Offers In Excess Of £700,000



5



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3 Bolingbroke Place

Higham Ferrers, NN10 8BF

- 5 bedrooms
- 3 reception rooms
- Utility room
- 2 Dressing rooms
- 2 ensuite
- Family kitchen
- Double Garage
- Gas heating, mains drainage and double glazed

NO CHAIN Charles Orlebar presents - This established family home, located in a small and exclusive cul de sac of just 5 homes, has a lovely flow to both floors. Located on the edge of this sought after market town, the property offers 5 bedrooms with 2 ensuite and a family bathroom upstairs, then a large kitchen/breakfast room and 3 spacious receptions downstairs. The sizeable accommodation will suit a growing family who will benefit from all the internal space this lovely home offer. Outside, the established garden will be a wonderful place to entertain guests with BBQs in summer evenings, and also plenty of grass for children to play on.

For walkers and cyclists, the greenway is just across the road, providing routes to the centre of Higham, and both Rushden and Stanwick Lakes. Road links are excellent via the A6/A45 and onto the A14 and M1/M6 and A1. The nearest train station is less than 15 minutes drive to Wellingborough where trains to London are approximately 52 minutes.

Please view the virtual tour and call us to arrange an exclusive viewing.

Offers In Excess Of £700,000



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



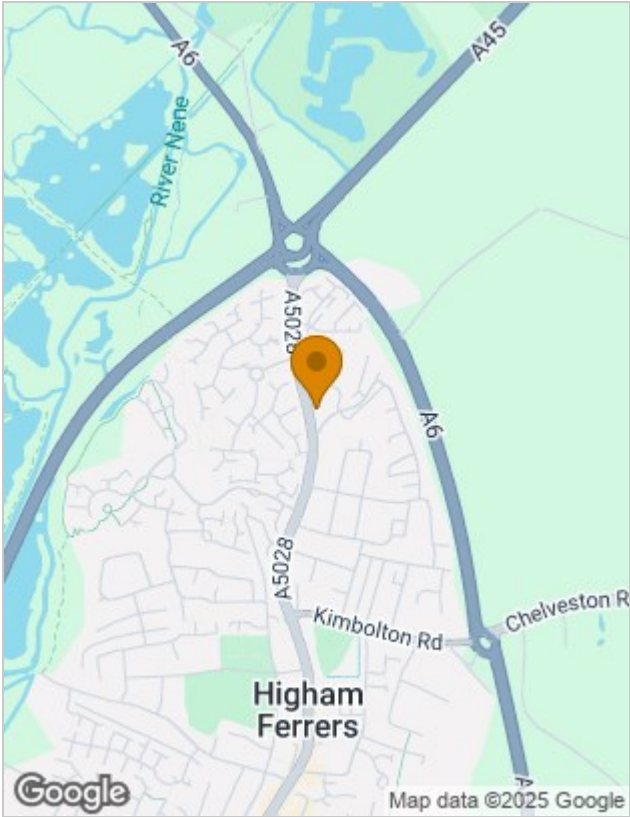
Viewing

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

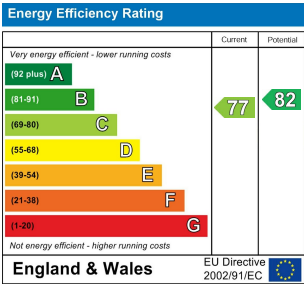
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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