

CHARLES ORLEBAR

Estate Agents & Auctioneers



50 Linden Avenue, Higham Ferrers, Northamptonshire, NN10 8EU

Offers In Excess Of £550,000



4



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50 Linden Avenue

Higham Ferrers, NN10 8EU

- 4 Bedrooms
- Large driveway
- Immaculate condition
- W/c, 2 en-suites & family shower room
- Double garage
- Ample storage throughout
- Large and private plot
- Utility

Charles Orlebar presents - A show home condition stunning family home, sitting on a larger than average plot, within walking distance of the centre of Higham Ferrers, with all of the lovely amenities and independent shops there. This home has the most practical floor plan for a growing family - with the both the sitting room and the kitchen/dining room measuring over 20ft in length, there is a separate study/home office and a further reception room, currently used as a playroom but could be a second home office or snug. Upstairs, there are 4 bedrooms, two of these have en-suites with the master bedroom benefitting from a dressing room area as well. The other three bedrooms all have fitted wardrobes. The current owners have upgraded this wonderful property with a new kitchen and new bathrooms, and new flooring too. Outside, the rear garden is made for young children to enjoy, with plenty of grass to play on, and also a sunny space for adults to enjoy summer days, with a patio on the rear boundary to enjoy summer sunsets with a glass of wine! In addition, there is a double garage with a driveway for up to 6 cars and a hidden patio to the rear of this. There are wonderful walks on the doorstep to either Rushden Lakes or Stanwick Lakes, and excellent road links via the A45 and A6 on to the A14 and M1/M6 and A1. Wellingborough train station is under 15 minutes drive away and trains to London are approximately 50 minutes.

To appreciate everything this gorgeous home has to offer, take a look round with George's video tour and call George or Lucy to book your viewing.



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Hall	
Office	6'0" x 7'10" (1.83m x 2.39m)
WC	
Play Room	11'3" x 11'10" (3.44m x 3.61m)
Living Room	11'8" x 20'8" (3.55m x 6.30m)
Kitchen/Dining Room	20'4" x 11'3" (6.19m x 3.44m)
Utility	4'11" x 7'5" (1.51m x 2.27m)
Landing	
Bedroom 1	13'5" x 11'4" (4.10m x 3.46m)
Dressing Area	6'9" x 4'9" (2.06m x 1.44m)
En-suite	
Bedroom 2	11'1" x 12'10" (3.39m x 3.91m)
En-suite	



Bedroom 3

8'9" x 11'9" (2.66m x 3.59m)

Bedroom 4

7'6" x 9'2" (2.29m x 2.80m)

Shower Room

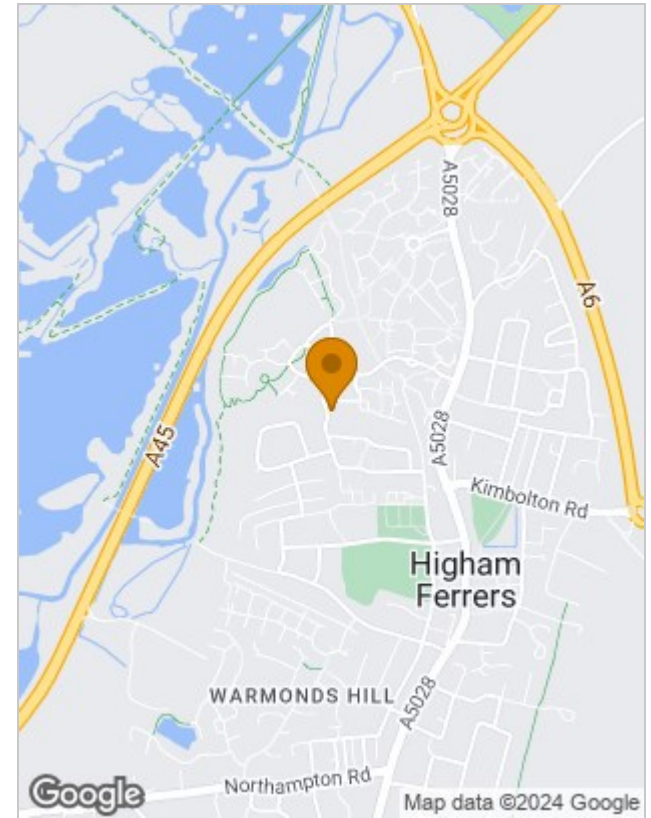




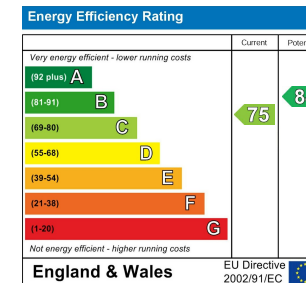
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: F

Tenure: Freehold

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.