

CHARLES ORLEBAR

Estate Agents & Auctioneers



85 Kimbolton Road, Higham Ferrers, Northamptonshire, NN10

Offers In The Region Of £775,000



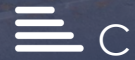
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85 Kimbolton Road

Higham Ferrers, NN10 8HL

- 4 Bedrooms
- Sought after location
- Walking distance to High Street
- 130ft garden
- No chain
- Large loft, ideal for converting (subject to permissions)
- Approx 0.25 acre
- Ample offroad parking

Charles Orlebar presents - A spacious 1950's built family home on a large plot on one of the most sought after roads in Higham Ferrers. With parquet flooring to the hallway, sitting room and dining room, and a lovely fireplace in the sitting room, and large windows throughout, the period features enhance the very peaceful feel of what has clearly been a happy home for the current owners for many years. The large extension to the rear has created a large kitchen/dining family space measuring over 27 ft in length and nearly 21ft in width, complete with a generous pantry and utility room too. There are 3 separate reception rooms, currently used as a sitting room, study/home office and a dining room. Upstairs, there are 4 generous bedrooms - the master with a large ensuite, another bedroom with a shower and sink, and two further bedrooms, a family bathroom and separate toilet. The loft space above is a huge space which could potentially be converted into 2 further bedrooms or even a large master bedroom suite (subject to the normal permissions)!

Outside, there is a large frontage which provides plenty of off road parking. To the rear, the garden is simply a wonderful place to enjoy weekend time with the family. Offering plenty of grass for children to play on, there is also a huge patio for entertaining - perfect for summer BBQs, and there are some well stocked raised flower beds and borders too. With a couple of sheds and a brick outbuilding, there is plenty of storage for garden tools/bicycles etc.

Within easy walking distance of the centre of Higham for all the independent shops and restaurants (butchers, fruit and veg, deli etc) and also with lovely walks down the greenway and on to either Rushden Lakes or Stanwick Lakes. There are excellent road links via the A6 and the A45 and onto the A14 and M1/M6 and A1, and commuting to London via Wellingborough station (under 15 minutes drive) is approximately 50 minutes train journey.



Porch

Hall

Living Room

19'11" x 12'6" (6.07m x 3.80m)

Dining Room

13'5" x 11'11" (4.08m x 3.62m)

Office

17'4" x 8'0" (5.28m x 2.43m)

WC

Cloakroom

Kitchen/Family Room 27'5" x 20'8" (8.35m x 6.31m)

Pantry

4'10" x 3'3" (1.48m x 0.98m)

Utility

7'2" x 4'9" (2.19m x 1.46m)

Landing

Toilet

Bathroom



Bedroom 1	14'4" x 12'6" (4.36m x 3.81m)
En-suite	
Bedroom 2	12'5" x 11'11" (3.79m x 3.63m)
Bedroom 4	8'7" x 8'10" (2.61m x 2.70m)
Bedroom 3	15'1" x 8'5" (4.60m x 2.57m)





Floor Plans



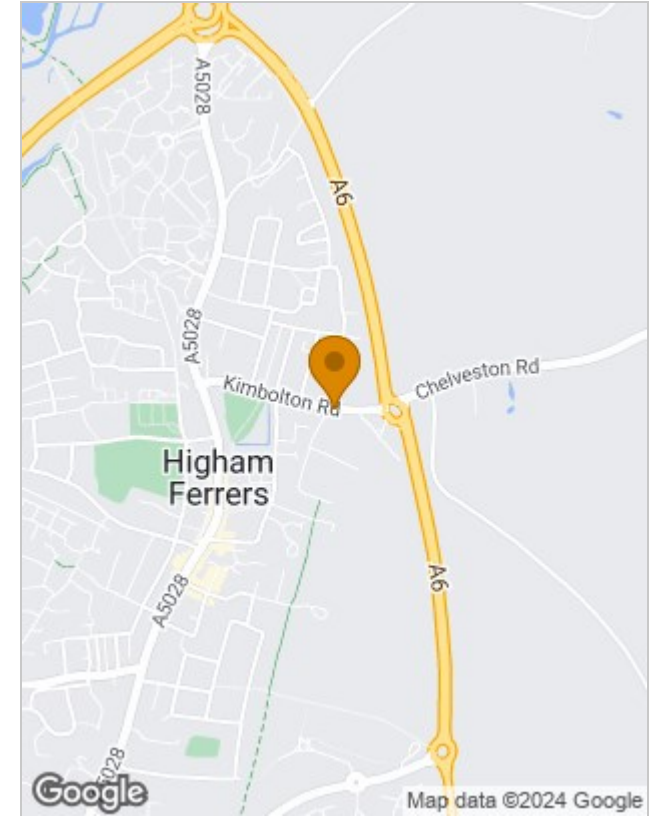
Viewing

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

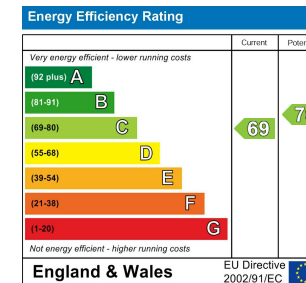
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

Tenure: Freehold