

Nightingale Way Higham Ferrers NN10 8PR



CHARLES
ORLEBAR

**Nightingale Way
Higham Ferrers
Northamptonshire
NN10 8PR**

£450,000

Tenure: Freehold

Charles Orlebar presents - A detached family home built by David Wilson Homes on this highly sought after residential development in Higham Ferrers. The layout works well for a family who like to entertain - with an open plan kitchen/dining/family space overlooking the rear garden while there is a separate sitting room for quiet nights in! Upstairs there are four double bedrooms, three of which have fitted wardrobes. Outside, the rear garden has a large sandstone patio with plenty of space for summer barbeques and to the front there is a driveway for 2 cars. Located on the northern edge of Higham, the greenway is only across the road for dog walkers and cyclists to head on to either Rushden or Stanwick Lakes while the centre of Higham is only 10 minutes walk away. Road links are via the A45 and A6, onto the A14, M1 and M6 and A1. Nearest train stations are Wellingborough, Northampton and Bedford. Take a look round with George's video tour and call us to arrange a viewing.







- ❖ 4 Double bedrooms
- ❖ En-suite
- ❖ Immaculate condition
- ❖ Integral garage
- ❖ Off-road parking
- ❖ Family bathroom
- ❖ Kitchen/diner
- ❖ Utility

EPC – B
Council tax - E





DISCLAIMER - Charles Orlebar Estate Agents Ltd for themselves and for the Vendors give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of an offer or contract. These particulars are given without responsibility and any intending purchasers should not rely on them as statements or representations of the facts, but should satisfy themselves by inspecting or otherwise as to the correctness of the same. The appliances in the property have not been tested by us. The purchaser should make his own investigations prior to exchange of contracts.

LOCAL SCHOOLING, INFORMATION AND AUTHORITIES - This information is provided as an initial guide to the area; specific information that relates to school catchment's areas and alike may differ and should be established with the individual school or authority.

MEASUREMENTS - The measurements in these details are given as a guide only and should not be relied upon beyond their means as a general rule of thumb.

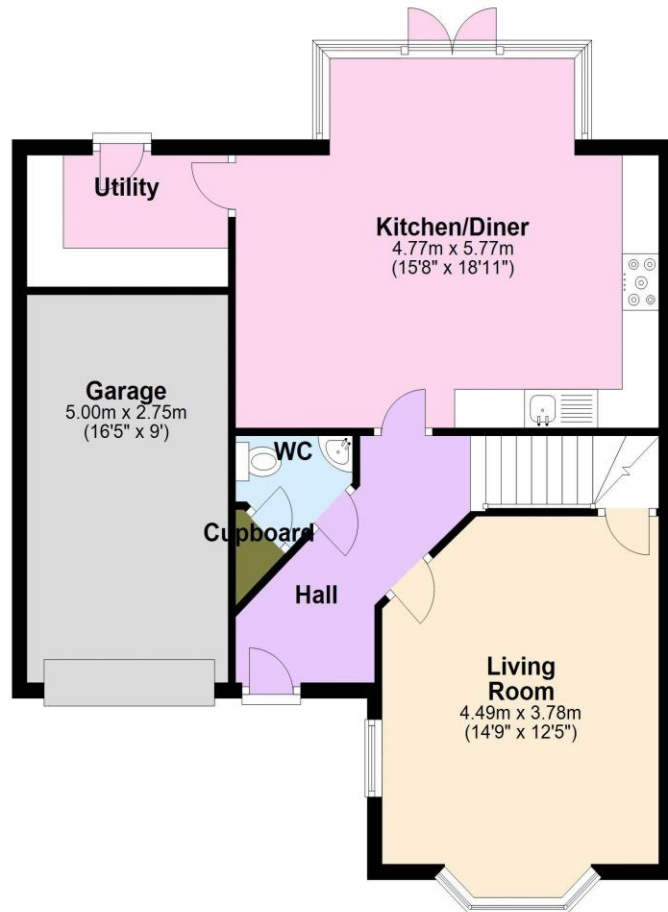
FLOOR PLANS AND PHOTOGRAPHS - Are provided for initial visual guidance only and are not to scale and may omit features that would effect your decision. Please ring and discuss any queries you may have.

MONEY LAUNDERING REGULATIONS 2003 - With the introduction of this on 1st March 2004, it will be necessary for any intending purchaser to provide the following verification as to identify:

- If an individual: The original of a full passport and a full driving license.
- If a quoted company: The original or a certified copy of incorporation.
- If a UK private company: A Companies Registration Office Search will be necessary (at the cost of the purchaser) together with individual identification of at least two of the directors or major shareholders

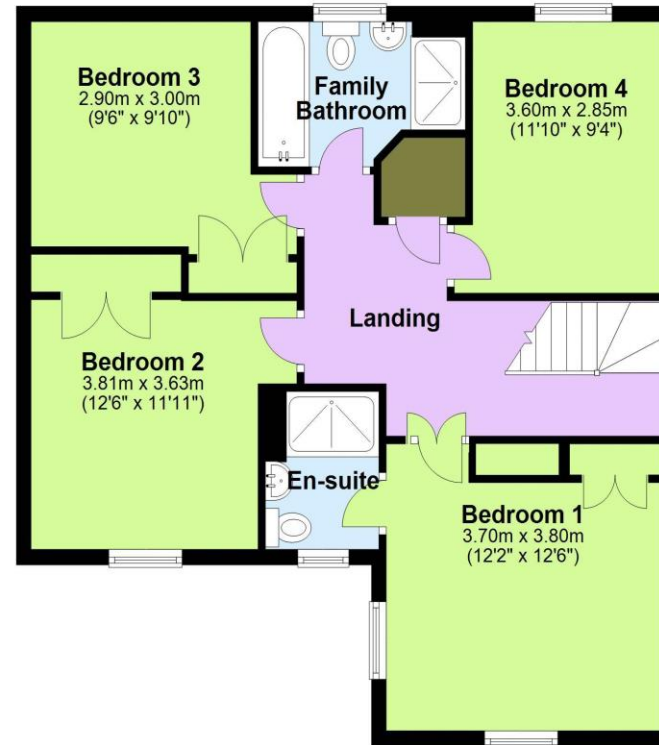
Ground Floor

Approx. 72.0 sq. metres (774.9 sq. feet)



First Floor

Approx. 69.0 sq. metres (742.8 sq. feet)



Total area: approx. 141.0 sq. metres (1517.7 sq. feet)

Our floorplans are for visual perspective only and are not to scale. They should not be relied upon for exact rendition of the interior layout and proportion. Wall thickness, door hangs, converging walls and chimney stacks may not be shown.

Plan produced using PlanUp.



www.charlesorlebar.co.uk

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