

# CHARLES ORLEBAR

Estate Agents & Auctioneers

5 North End, Higham Ferrers, NN10 8JB

£450,000









# 5 North End

Higham Ferrers, NN10 8JB

- 4 Bedrooms
- Double Garage
- Scope to improve
- Close to local amenities
- Sought after location
- Gated additional parking
- Ideally located for countryside walks
- Gas central heating & mains drainage

Charles Orlebar presents - An opportunity to acquire a very attractive 1920's built family home sitting on a large plot on this sought after road near the centre of Higham. With over 1700 square feet (in addition to the double garage), the rooms are already light and spacious. but would benefit from cosmetic updating and modernisation. There is the potential to knock through some rooms and even extend to the rear and/or loft, subject to the normal permissions. Outside, there is a great sized garden which is very private and with lots of space for children to play. To the front there is a well stocked garden creating an idyllic house with huge curb appeal. There is vehicular access to the rear with a large double garage and additional gates for a further parking space. Located within walking distance of the very all local amenities, there are train stations at Wellingborough and Bedford and road links are via the A6 and A45 onto the A1, A14, M1 and M6. Take a look round with George's video tour and call Lucy or George to book your exclusive viewing.

£450,000



Porch

Hall

Shower Room

Kitchen 9'8" x 13'10" (2.95m x 4.21m)

Pantry 7'4" x 6'0" (2.24m x 1.82m)

Hallway

Utility 6'3" x 4'2" (1.90m x 1.27m)

Snug 15'1" x 6'10" (4.61m x 2.08m)

Lounge/Dining Room 26'5" x 12'11" (8.06m x 3.93m)

Living Room 19'0" x 9'11" (5.79m x 3.03m)

Landing

Bedroom 3 12'0" x 7'0" (3.67m x 2.13m)

Walk in Wardrobe





## Family Bathroom

Bedroom 1	13'0" x 11'10" (3.95m x 3.61m)
Bedroom 2	13'0" x 10'4" (3.96m x 3.16m)
Bedroom 4	9'10" x 5'11" (3.00m x 1.80m)









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.

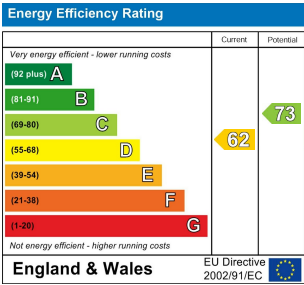
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

**Tenure:** Freehold