

CHARLES ORLEBAR

Estate Agents & Auctioneers



16 Nightingale Way, Higham Ferrers, Northamptonshire, NN10

£465,000





16 Nightingale Way

Higham Ferrers, NN10 8PR

- 4 Bedrooms
- Underfloor heating
- Cinema room/living room
- Family bathroom, ensuite & w/c
- Garage & offroad parking
- Open plan living
- Landscaped gardens
- Immaculate condition

Charles Orlebar presents - This stunning David Wilson home has undergone significant improvements including underfloor heating to the kitchen/family/dining room, feature splash backs to the kitchen and utility areas, landscaping of the rear garden, and full tiling of bathrooms. In show home condition, this very fashionable home is definitely one for a family who like to entertain but also has the benefit of a separate sitting room for those wanting to relax away from the hub of the house and a study at the front which would be perfect for anyone needing a home office. The hub is the kitchen/family dining space which overlooks the very well planned rear garden with different areas to relax with a glass of wine, or a barbecue with friends and the current owners even have a small vegetable garden in the corner. 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.

£465,000



Hall

Study 9'4" x 7'9" (2.85 (2.84) x 2.35 (2.36))

Kitchen/Dining Room 20'2" x 16'3" (6.15 x 4.95)

Utility 8'2" x 5'2" (2.50 (2.49) x 1.57)

WC

Living Room 17'7" x 12'0" (5.37 (5.36) x 3.67 (3.66))

Landing

Bedroom 1
12'6" (12'7") max x 11'11" (3.82 (3.84) max x 3.64 (3.63))

En-suite

Bedroom 2 12'8" x 10'3" (3.86 x 3.12)

Bedroom 3
13'5" x 9'4" max (4.10 (4.09) x 2.85 (2.84) max)

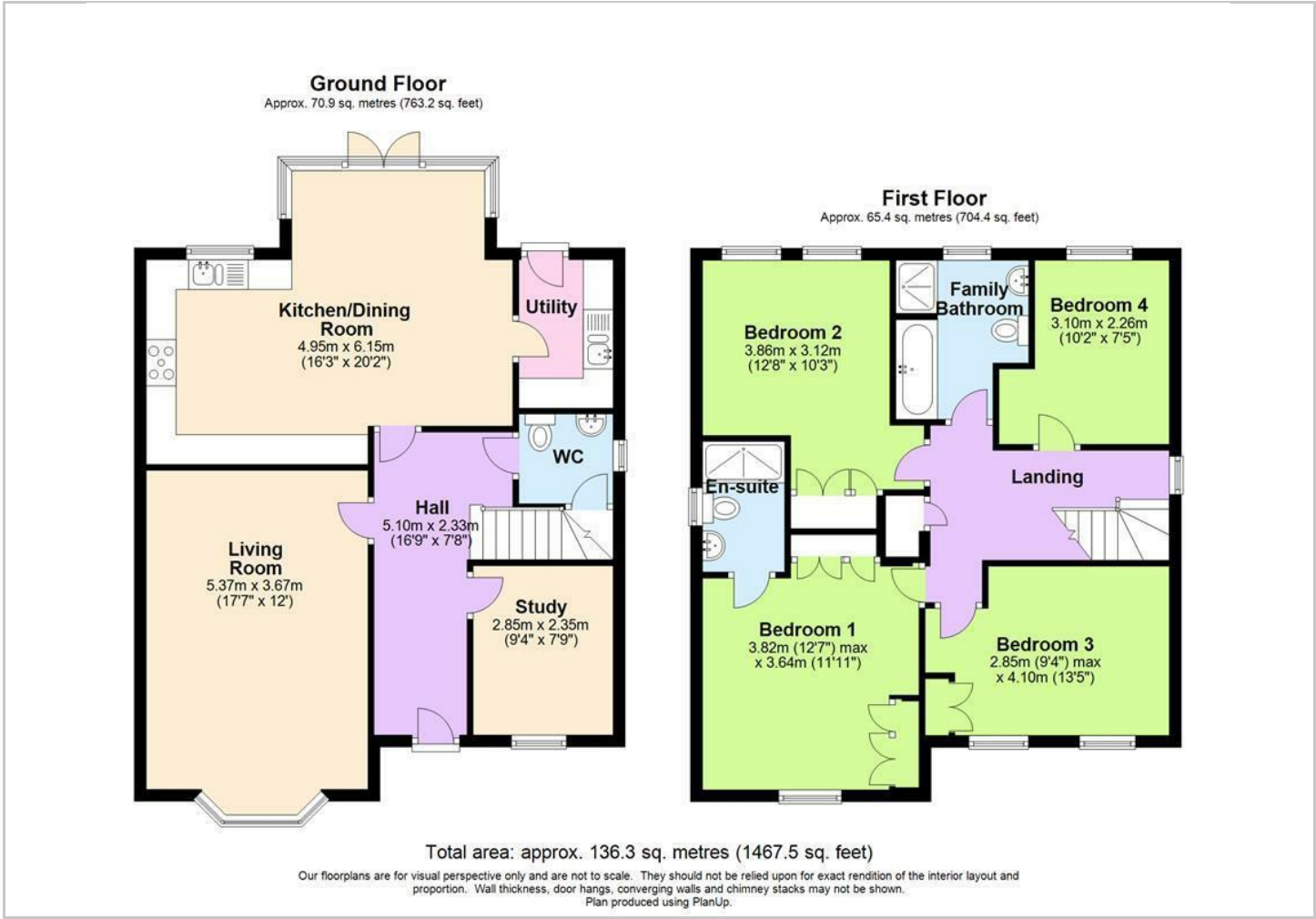
Bedroom 4 10'2" x 7'5" (3.10 x 2.26)

Family Bathroom

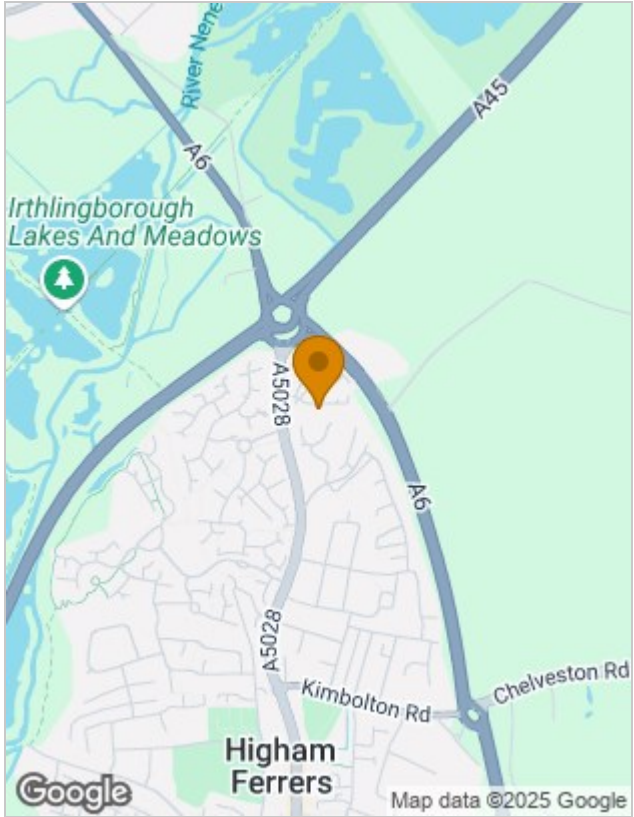




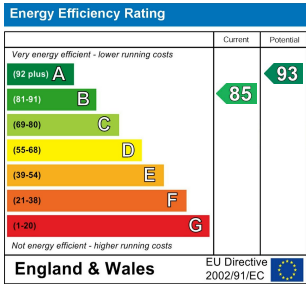
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: E
North Northants District Council

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.