

7 Tenter Close, Higham Ferrers, Northamptonshire, NN10 8AF



£325,000 Freehold

Offered with no upward chain is this delightful extended semi-detached house situated on a good size corner plot, in a cul-de-sac location, within walking distance of Higham Market Square and local schools, whilst also been a short drive or walk to Rushden Lakes. The charming property boasts a good size lounge & an open plan kitchen/dining room, perfect for entertaining guests or simply relaxing with your loved ones, along with four bedrooms and two bath/shower rooms, there's ample space for the whole family to enjoy. This property has been extended and fully modernised by the current owners and this will only be fully appreciated with a viewing!



Location

Tenter Close is situated close to the border of Higham Ferrers & Rushden, with Tenter Close being situated between Tollbar and Handcross Way, which in turn are accessed off Higham Road, close to the turning from Northampton Road. Upon turning into Tenter Close, this property can be found towards the corner of the close and identified via our For Sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - C74

Certificate number - 7119-8124-3002-0093-3202

Council Tax Band

B

Accommodation

Ground Floor

Hall

Plus two cupboards. Loft access.

Lounge

10'0" x 11'11" (3.05m x 3.64m)

Plus bay window.

Open Plan Kitchen / Dining Room

14'8" x 18'6" (4.49m x 5.64m)

Maximum measurement.

Fantastic open plan room with a modern white kitchen with grey counter tops.

Double electric oven. 5 ring gas hob. Space & plumbing for washing machine. Space for tall fridge/freezer. Double doors leading through to the rear garden.

Shower Room / WC

Superb modern suite with a large shower cubicle, pedestal wash hand basin, low flush wc & feature heated towel rail. Tiled surrounds to water sensitive areas, and tiled flooring.

Bedroom 4

11'0" x 10'8" (3.36m x 3.25m)

Plus door recess.

First Floor

Landing

Loft access, with the loft being part boarded and insulated.

Bedroom 1

12'10" x 10'8" (3.90m x 3.26m)

Maximum measurement, plus door recess, including cupboard.

Bedroom 2

12'1" x 10'0" (3.69m x 3.05m)

Minimum measurement, plus door recess, plus built in wardrobe.

Bedroom 3

9'8" x 7'6" (2.95m x 2.29m)

Maximum measurement including cupboard housing gas fired Vaillant boiler.

Bathroom / WC

Re-fitted modern contemporary suite comprising a panelled bath with black central taps, and a separate shower set over. Floating vanity wash hand basin with a feature black tap, low flush wc. Fully tiled surrounds.

Outside

Front

A wide plot and a good area of front garden, with a feature hedgerow to the front and side of the plot, providing privacy to the lawned area to the front. Side gated access through to rear garden.

Off Road parking

To the side of the property, with gravel parking for several vehicles.

Rear Garden

Large rear garden being well matured and fully enclosed, with a variety of seating areas and decking throughout the large lawned garden. Side gated access through from the front.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

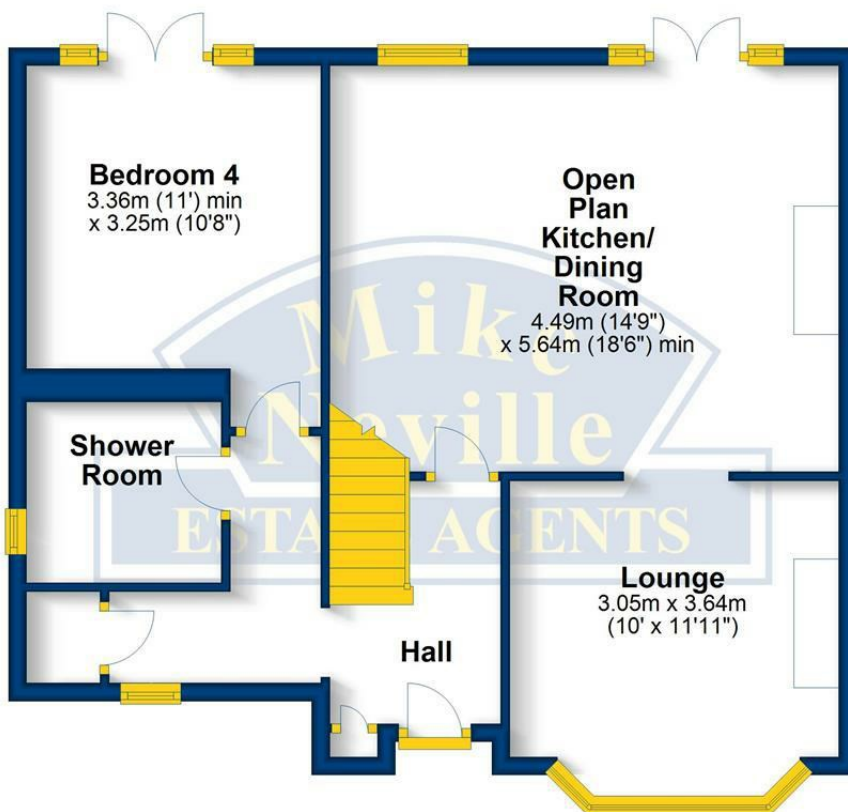
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- No Onward Chain
- Immaculate condition having been modernised throughout
- Superb open plan kitchen/dining room
- Ground floor shower room & first floor bathroom
- Good size rear garden
- Extended semi detached house on a good size corner plot
- Walking distance to local amenities and schools
 - Ground floor 4th bedroom
- Large front garden with gravel driveway parking
 - Energy Efficiency Rating - C74

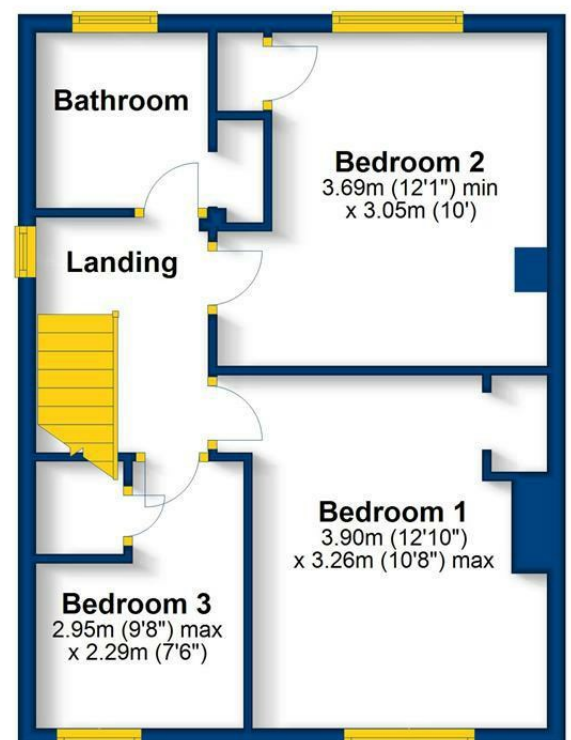
Ground Floor

Approx. 65.0 sq. metres (699.2 sq. feet)

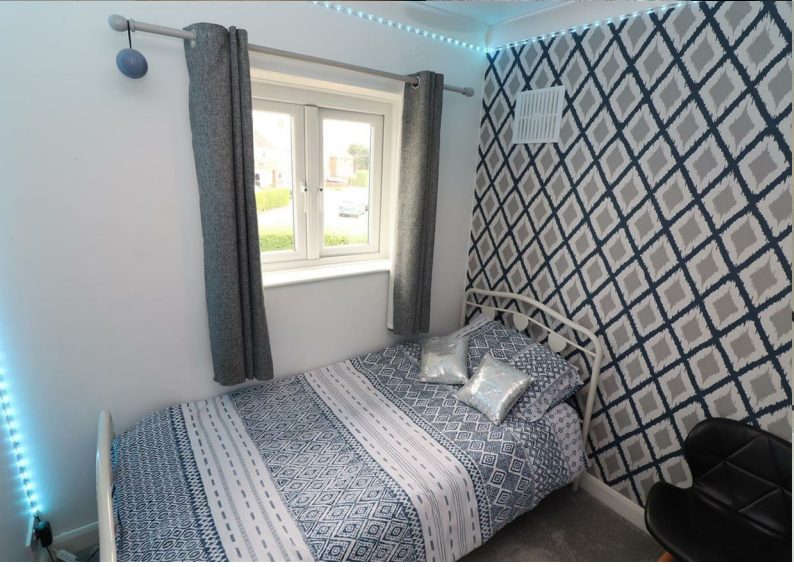


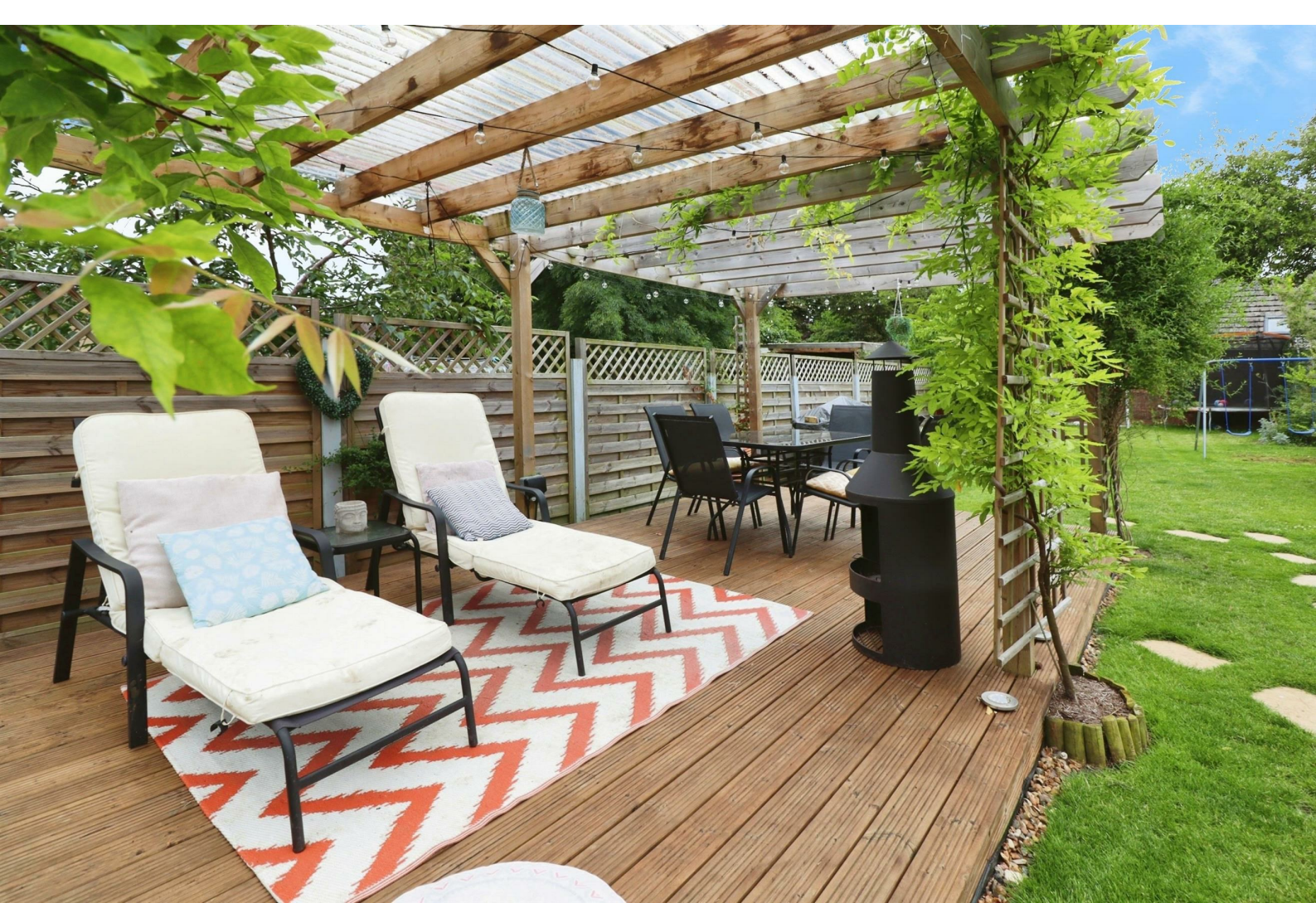
First Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 108.5 sq. metres (1167.8 sq. feet)







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