



**24a George Street, Higham Ferrers
Northamptonshire NN10 8JL
£308,700 Freehold**

Nestled in the desirable Market Town of Higham Ferrers, this early 1990's constructed detached house on George Street offers a perfect blend of comfort and space. The sought-after location enhances its appeal, with local amenities and schools within walking distance, making it an excellent choice for families and professionals alike. With a generous 985 square feet of living area, this property is ideal for families seeking a welcoming home. The property features four bedrooms, family bathroom, en-suite shower room to the main bedroom, three reception rooms/areas, kitchen, utility room and ground floor cloakroom/WC. Externally, you will find a good size rear garden, garage and off road parking.

- Established Residential Area
- Four Bedrooms
- Conservatory
- Energy Efficiency Rating - D66
- Good Road Links
- En-Suite To Master Bedroom
- Good Size Rear Garden
- All Local Amenities Within Walking Distance
- Utility Room
- Garage and Off Road Parking



Location

George Street can be found off Simpson Avenue. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - D66

Certificate number - 0310-2142-7360-2994-3845

Accommodation

Ground Floor

Hall

Lounge 13'4" x 10'7" (4.07m x 3.22m)

Maximum measurement.

Dining Room 8'7" x 8'8" (2.61m x 2.64m)

Conservatory 9'1" x 8'5" (2.77m x 2.56m)

Of brick and PVC double glazed construction. Power and light connected.

Kitchen 8'7" x 8'9" (2.61m x 2.67m)

Plus under stairs cupboard. Extractor hood.

Utility Room 5'8" x 4'10" (1.72m x 1.48m)

2018 installed gas fired Worcester boiler for central heating and hot water. Space and plumbing for washing machine.

Ground Floor Cloakroom / WC

First Floor

Landing

Access to insulated loft space. Linen cupboard.

Bedroom 1 11'9" x 10'8" (3.59m x 3.25m)

Minimum measurement, plus door recess.

En-suite Shower Room / WC

Bedroom 2 10'4" x 7'10" (3.16m x 2.39m)

Maximum measurement.

Bedroom 3 10'4" x 7'1" (3.16m x 2.16m)

Maximum measurement.

Bedroom 4 6'9" x 7'7" (2.06m x 2.31m)

Bathroom / WC

Outside

Front

Side gated access to rear.

Off-road parking for 2-3 vehicles.

Garage 18'1" x 8'10" (5.52m x 2.69m)

Maximum measurement. Up and over door to front. Power and light connected. Side door.

Rear Garden

A large, mature rear garden being fully enclosed.

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).

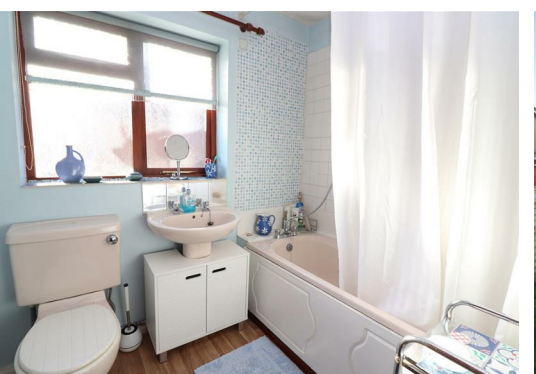
Floorplans

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

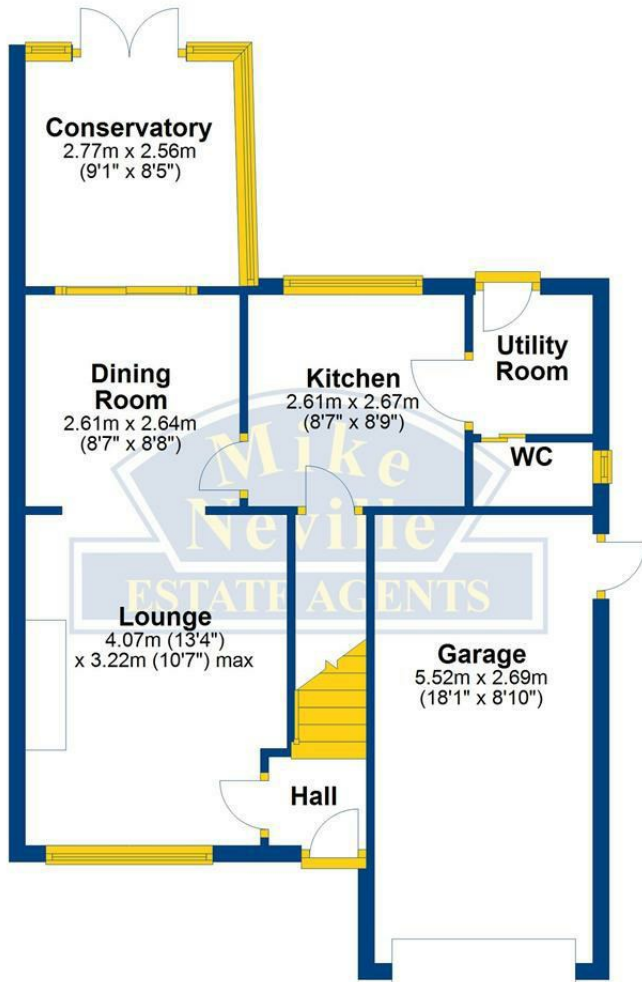
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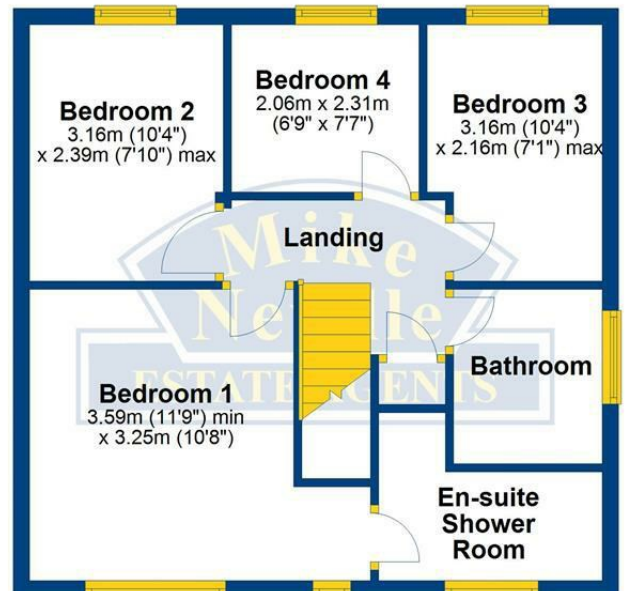
Ground Floor

Main area: approx. 43.2 sq. metres (465.1 sq. feet)
Plus garage, approx. 14.8 sq. metres (159.8 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.4 sq. feet)



Main area: Approx. 91.5 sq. metres (984.5 sq. feet)

Plus garage, approx. 14.8 sq. metres (159.8 sq. feet)