



**35 Oaks Drive, Higham Ferrers
Northamptonshire NN10 8EX
Price £340,000 Freehold**

We are delighted to offer for sale this spacious, extended, family home, situated on a large overall plot, in a popular residential location, within walking distance of local schools, parks and amenities. Benefiting from a large conservatory addition, good size kitchen/breakfast/dining area, single garage and a utility room. Early viewing advised.

- Sought After Residential Location
- Family Bathroom / WC
- Close to Local Amenities
- Energy Efficiency Rating - C69
- Link Detached House
- Replacement Boiler in 2024, Replacement Windows in 2022
- Large Rear Garden
- Three Bedrooms
- Large Conservatory Addition, Utility Room
- Garage & Off Road Parking



Location

Oaks Drive is situated between Saffron Road and Linden 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

C

Energy Rating

Energy Efficiency Rating - C69

Certificate number - 9360-2213-3500-2795-8511

Accommodation

Ground Floor

Hall

Cupboard

Lounge 13'11" x 13'6" (4.24 x 4.12)

Maximum measurement, plus under stairs cupboard.

Kitchen / Dining Room 8'10" x 16'8" (2.70 x 5.09)

Modern wall mounted Baxi boiler, installed in 2024. Space and plumbing for washing machine and space and plumbing for dishwasher.

Dining Area 7'8" x 8'8" (2.34 x 2.64)

Conservatory 9'10" x 15'11" (3.00 x 4.86)

Plus very large recess area. Two radiators. Power and light connected.

First Floor

Landing

Loft access. The loft is insulated. Linen cupboard.

Bedroom 1 11'5" x 9'11" (3.47 x 3.01)

Plus built in wardrobes to one wall.

Bedroom 2 10'2" x 9'11" (3.09 x 3.01)

Maximum measurement, including wardrobes.

Bedroom 3 7'1" x 6'6" (2.17 x 1.98)

Bathroom / WC

Shower over the bath.

Outside

Front

Front garden laid to lawn, that could potentially be changed to allow for further driveway parking if required.

Garage 16'2" x 7'11" (4.94 x 2.41)

Up and over door to front. Power and light connected. Door to utility room.

Driveway

Block paved driveway, providing parking for 1 or 2 vehicles.

Utility Room 9'6" x 7'11" (2.90 x 2.41)

Power and light connected.

Rear Garden

Large patio and gravel areas leading onto lawned area. 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

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

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.

Money Laundering Regulations 2017

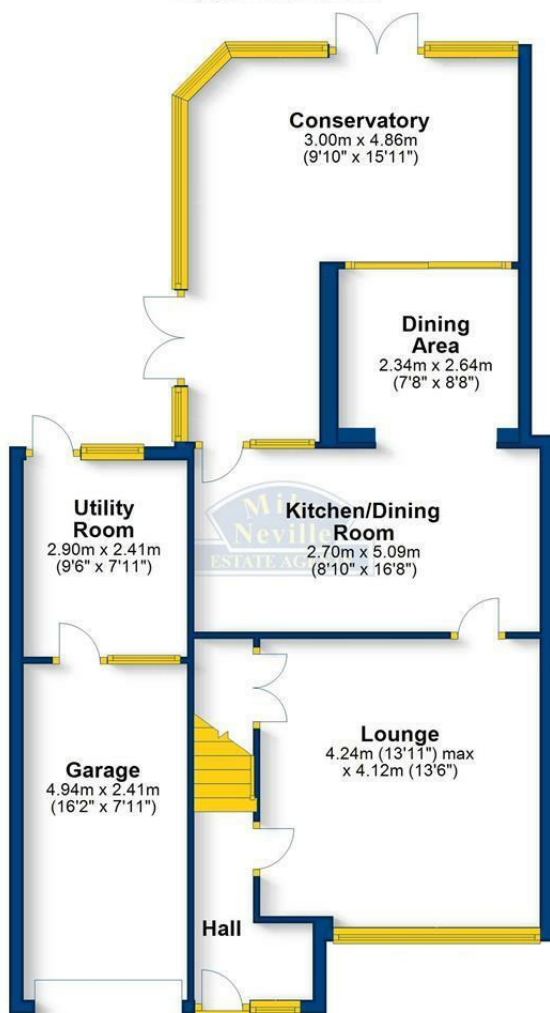
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





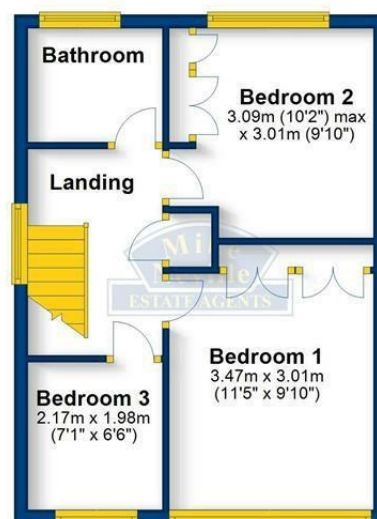
Ground Floor

Main area: approx. 65.3 sq. metres (702.4 sq. feet)
Plus garages, approx. 15.5 sq. metres (210.3 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



Main area: Approx. 101.3 sq. metres (1089.9 sq. feet)
Plus garages, approx. 19.5 sq. metres (210.3 sq. feet)