

**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



**“Let Me Entertain You”**



## “Let Me Entertain You”

Get ready to be amazed by this fantastic five bedroom detached family home! Entertain in style in this truly impressive space, boasting an extended Living/ Cinema Room and open-plan Kitchen/Dining Room.



Midland Road,  
Higham Ferrers,  
NN10 8DN





## Property Highlights

- Situated on a desirable private road of one-off built executive homes, with a gorgeous view of the church to the front and within walking distance of Higham Ferrers town centre, and within close driving distance to Rushden Lakes.
- Wellingborough train station is just a 10-minute drive away and offers a convenient commuter rail connection to London, with trains arriving at St. Pancras in under an hour. Additionally, the A6, A45, and A14 are within a short drive, providing fantastic travel links by car.
- Offered for sale with NO CHAIN.
- Entrance through the solid timber front door with a sidelight window leads into the inviting Entrance Hall with a high quality oak floor, a useful storage cupboard under the stairs and an open gallery staircase that leads up to the First Floor. In addition to this there is a window to the front elevation allowing an abundance of light to flood the room, and solid oak doors providing access to the ground floor rooms.
- Naturally light Living Room, incorporating a window to the front elevation, oak flooring, recessed LED downlights, a contemporary flame effect electric fire creating a central focal point, and open feel into the cinema room.
- The Cinema Room forms part of the extended accommodation with an open aspect into the living room. There is a seamless continuation of the oak flooring, an impressive, vaulted ceiling with oak beams, Velux windows and timber bi-folding doors lead out to the garden. There is also a fitted projector with concealed wires, surround sound speakers and a pull-down projector screen.
- The contemporary Kitchen/Dining room is accessed from the entrance hall through solid oak double doors and features a continuation of the oak flooring. It boasts an open-plan layout that incorporates the dining room, utility area, and a rear hallway, providing access to the double garage and side courtyard garden.
- The high-quality kitchen comprises of an array of fitted units topped with a bespoke made Corian worksurface, including a central island unit with additional storage, breakfast bar space and a one and a half bowl sink and draining board moulded into the Corian worktop. The integrated appliances include two high-level ovens, a four-ring induction hob with a modern extractor fan, a dishwasher, and space and plumbing for an American style fridge/freezer (not included).



## Property Highlights

- The Utility Area flows on from the kitchen with additional storage units, a stainless-steel sink, space for one under counter appliance (not included) and provides internal access to the garage and courtyard.
- Fantastic Dining Area, open plan to the kitchen and features LED downlights, a continuation of the high-quality oak flooring, and windows to the rear elevation. Although utilised as a dining room, this space offers the flexibility to create an open plan family area to kitchen for the benefit of entertaining.
- The ground floor WC features a window to the front elevation, tiled floor and walls rising to dado height, and a two-piece suite comprising of a low-level WC and a washbasin built into a useful storage cupboard.
- The stairs lead up to the generously sized first-floor Landing, with solid oak doors providing access to the rooms and a hatch for access to the loft.
- Five well-presented bedrooms, four of which have fitted wardrobes. The Principal Bedroom is particularly spacious and features a walk-in wardrobe and a contemporary ensuite wet room with a low-level WC, twin wash hand basins built into a tiled shelf, a rainfall shower, and a chrome heated towel rail.
- Modern family Bathroom with porcelain tiled splashbacks and a decorative tiled feature wall, a chrome heated towel rail, and a three-piece suite including a low-level WC, a wash hand basin built into a useful storage unit, a panel enclosed bath with a fitted screen, and a thermostatic shower overhead.
- Integral double garage with two manual up-and-over doors at the rear, an internal pedestrian door from the rear hall, and equipped with lighting and power sockets.
- Council Tax Band: E | EPC Rating: C – Tenure: Freehold



## Outside

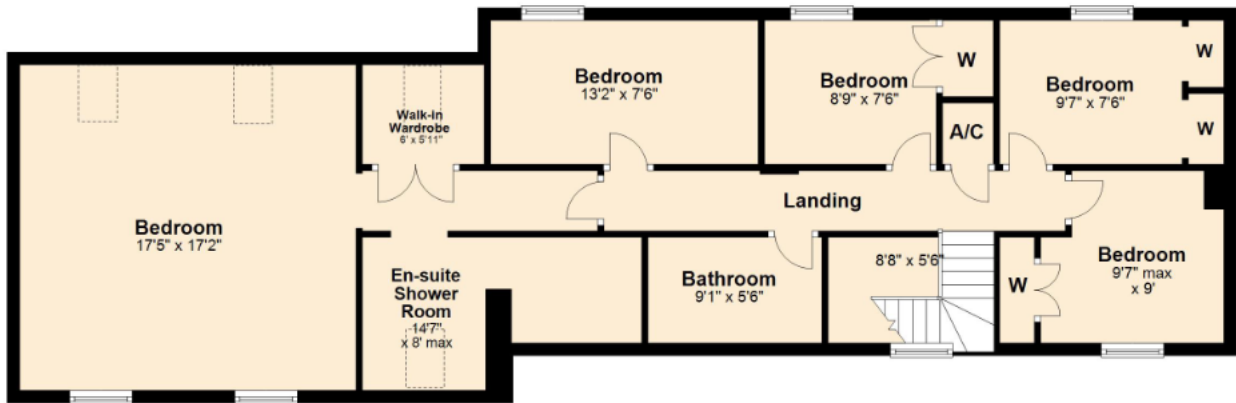
The Property occupies a fantastic position on the private road, surrounded by similar executive properties and with a picturesque outlook to the front over the neighbouring church. A paved path leads to the front door with an area of lawn either side, and a secure timber gate provides access to the rear garden. The rear Garden boasts a private outlook from the mature bushes rising above the stone boundary wall and an array established greenery beyond. Bifold doors from the property open out onto a timber deck providing an ideal entertaining space, and there is a main area of lawn that flows from the deck and around the front of the Property. Sat on the other side of the property is an additional courtyard garden which is predominantly paved with a high-level stone boundary wall, a secure timber gate leading to the driveway and providing fantastic space to allow wet and muddy dogs dry off, or the potential to create additional parking by removing part of the wall (subject to relevant consent). The driveway to the rear of the property offers parking for two cars, an outside tap, and access to the double garage via the two manual up and over doors.

# Floorplan

## Ground Floor



## First Floor



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