

# HENDERSON CONNELLAN

ESTATE AGENTS



“Interior Inspiration”



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Beautifully presented four bedroom detached Home offering generous proportions, an excellent sized plot providing ample off road parking for all the family and gorgeous décor throughout with a show-home feel.



Fitzwilliam Leys,  
Higham Ferrers,  
NN10 8LY





## Property Highlights

- Sought after residential location, nestled into an established part of Higham Ferrers within close driving distance to the A45, the A6 and Rushden Lakes. Henry Chichele Primary School, the local Dog Park, Stanwick Lakes, Rushden Lakes and gorgeous countryside walks are within walking distance and Wellingborough Train Station is accessible by car in under 15 minutes.
- Entrance through the composite and feature-glass panelled front door leads into the inviting Entrance Hall with a floor to ceiling opaque sidelight window providing an abundance of natural light. There is a high-quality timber effect vinyl floor, attractive décor providing a welcoming feel, a useful understairs cupboard, stairs rising to the First Floor and solid oak doors to the accommodation.
- The beautifully presented Kitchen/Dining Room was once two rooms and has been knocked through by the current owners to provide a wonderful open plan space with plenty of versatility with furniture. There is a great sense of quality from the modern timber effect vinyl flooring, the oak and feature-glass panelled door to the Entrance Hall, a tall column style radiator, a contemporary fitted Kitchen and ample natural light from the dual aspect windows and the glass panelled uPVC door that leads to the side passage and rear Garden.
- The modern Kitchen was refurbished in 2023 and includes attractive two-tone eye and base level units with under unit lighting, square edge worktops, a quartz composite one and a half bowl sink and draining board, and a quality dual hose style tap. In addition to this there is space and plumbing for a washing machine and dishwasher (not included) and integrated appliances to include a low-level double oven, a glass top five-ring gas hob and a stainless steel extractor hood.
- Generously sized Living Room with a high-quality Nordic style natural loop carpet, an oak and glass panelled door from the Entrance Hall and French doors with sidelight windows to the rear Garden.



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- Ground floor WC re-fitted with attractive ceramic tiled flooring, metro tiled walls, a chrome heated towel rail and a two piece suite to include a low-level WC with a concealed cistern and a compact pedestal wash hand basin.
- The stairs rise to the First Floor with an attractive natural loop carpet and as you rise to the generous Landing there are doors to the accommodation, a contemporary column radiator, a useful airing cupboard and a drop-down hatch to the Loft.
- Four well-proportioned Bedrooms, all capable of housing double beds and have natural wool carpets, and three of which boast built in wardrobes. The principal Bedroom benefits from two feature windows to the front with a pleasant green outlook, a good sized built-in wardrobe and a refitted en suite Shower Room with Luxury Vinyl Tiled flooring, a chrome heated towel rail, a window to the front elevation, ceramic tiled walls to dado height and a three piece suite to include a low-level WC, a wash hand basin and storage unit built into the bulk head above the stairs, and a shower enclosure with a thermostatic shower and marble effect splashboard shower panels.
- Contemporary family Bathroom featuring a patterned vinyl floor, a chrome heated towel rail, a window to the rear elevation and a three piece suite to include a low-level WC and wash hand basin built into a useful storage unit, and a panel enclosed bath with central taps, a fitted screen and a thermostatic shower over.
- Integral single Garage with a "Hormann" manual up and over door to the front, a uPVC side window providing natural light, power, lighting, a painted floor, boarded and plastered ceiling, and houses the gas-fired central heating boiler fitted with a magna clean filter. The Garage was previously part converted by the previous owners with a door from the Living Room. It has now been converted back to a single Garage, however it would be straightforward to create an additional reception space if desired.



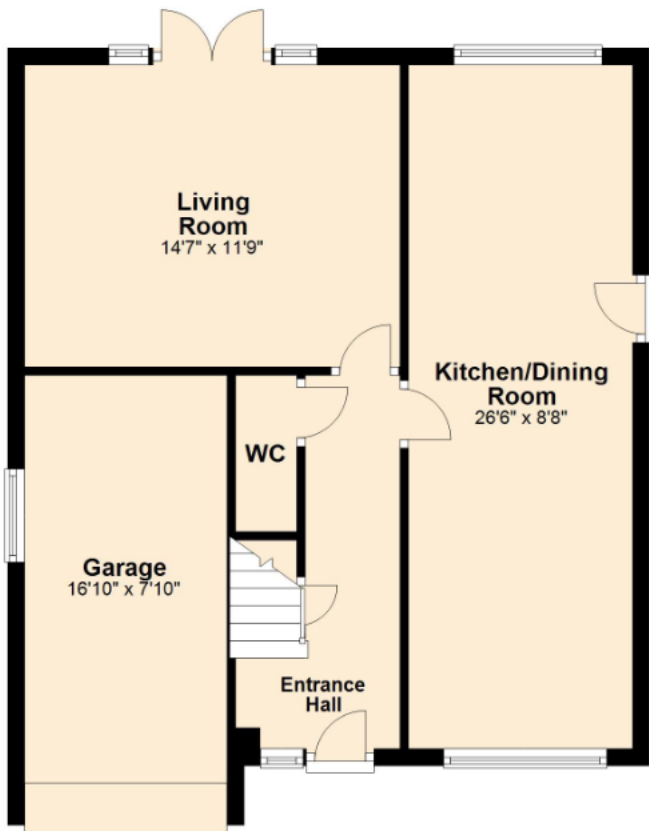
## Outside

The Property occupies a fantastic position on the established Street with a beautiful green aspect to the front and a great degree of kerb appeal. There is a generous frontage that is unexpected with a modern property and includes a hard standing and gravelled driveway providing off road parking for four to five vehicles, access into the Garage via a manual up and over door, secure gated access down one side of the Property and an array of well-maintained bushes and hedges.

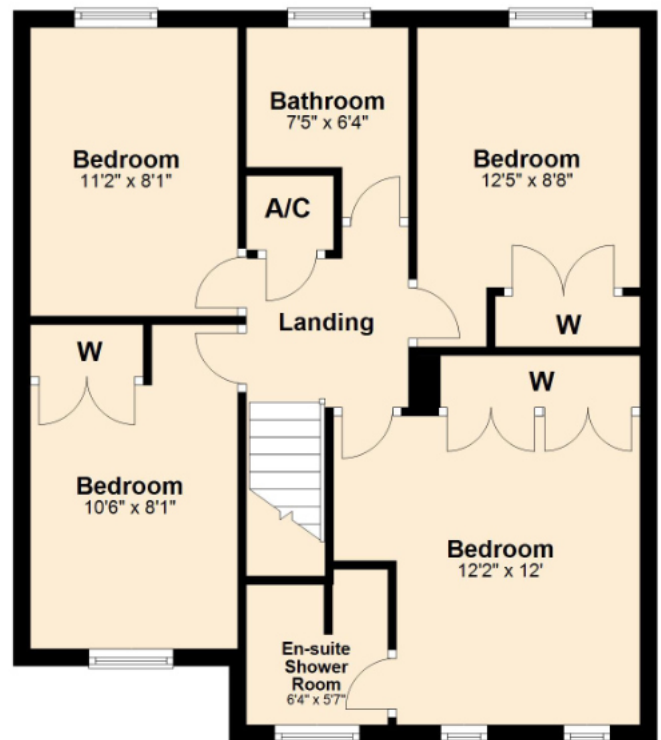
The South-West facing rear Garden is perfectly positioned to catch the sun throughout the day and into the afternoon and is larger than you would expect with mature and established hedges and trees providing good degree of privacy. There is an Indian Sandstone paved patio by the Property that makes for an ideal entertaining space and the lawn extends from the patio area to the rear of the Garden flanked by well-stocked planted borders. Towards the rear there is a timber shed and a small, gravelled section and in addition to this there is external lighting and an outside tap.



## Ground Floor



## First Floor



**Total Area Measurements** (Approx.)  
House - 1257.80 sqft / 116.85 sqm inc. Garage

\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



43 Nene Court, Embankment,  
Wellingborough, NN8 1LD  
01933 829222  
nenevalley@hendersonconnellan.co.uk



@hcnenevalley