

“Modern Living, Prime Location, Endless Possibilities”



**HENDERSON
CONNELLAN**

ESTATE AGENTS



“Modern Living, Prime Location, Endless Possibilities”

Situated close to the town centre, this beautifully presented three bedroom Property offers spacious remodelled living, a refitted kitchen/dining room perfect for entertaining, and a versatile part-converted garage.

Kings Meadow Lane,
Higham Ferrers,
NN10 8JE





Property Highlights

Entrance through the composite front door leads into the Entrance Hall with a fitted floor mat by the door and natural Travertine tiled flooring. There is a nice open plan feel from the double doors into the Kitchen/Dining Room and stairs that rise to the First Floor.

Well-presented open plan Kitchen/Dining Room, originally two rooms, and knocked through and refitted to provide a wonderful entertaining space. There is a continuation of the natural Travertine tiled flooring from the Entrance Hall, an archway through to the Utility Room, a useful storage cupboard and ample space for a dining table and chairs. The fitted Kitchen includes eye and base level units topped with undercounter lighting, solid oak worktops, metro tiled splashbacks, a Belfast sink with a monobloc tap, space and plumbing for a dishwasher and fridge/freezer (not included) and a freestanding 'Belling' range cooker with an extractor hood over.

Separate Utility Room with a continuation of the Travertine tiled flooring, a door to the Garden, additional solid oak worktops with space below for two laundry appliances (not included) and the 'Worcester' combi boiler is mounted on the wall.

Naturally light Living Room from the windows to the front elevation and French doors to the rear Garden. There is a timber effect laminate floor, ample space for furniture and an electric fireplace as a central focal point in the Room.

Ground floor WC with Travertine tiled flooring, a window to the front elevation and a two piece suite to include a low-level WC and a wash hand basin with storage beneath.

The First Floor was originally designed and built with four bedrooms and has been redesigned as a generous three bedroom home with a dressing room/office.

Three generous Bedrooms, with bedrooms Two and Three to include fitted wardrobes. The Principal Bedroom Suite features an en suite Shower Room and a separate Dressing Room with ample fitted wardrobes and space for a small dressing table. The door is still in place should you wish to turn the Dressing Room back into a fourth bedroom. The en suite Shower Room incorporates LED downlights, Luxury Vinyl Tiled flooring, tiled walls to dado height and a three piece suite to include a low-level WC, a pedestal wash hand basin and an oversized shower enclosure with a thermostatic shower over.

Family Bathroom featuring a window to the rear elevation, tiled walls to dado height and a three piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath.

Separate single Garage which has been half converted to provide a storage space/office space towards the rear. There is still enough space for the up and over door to the front to lift and ample storage space within, whilst the converted area has been boarded with light, power and a pedestrian door from the Garden.

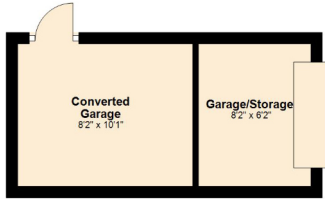


Outside

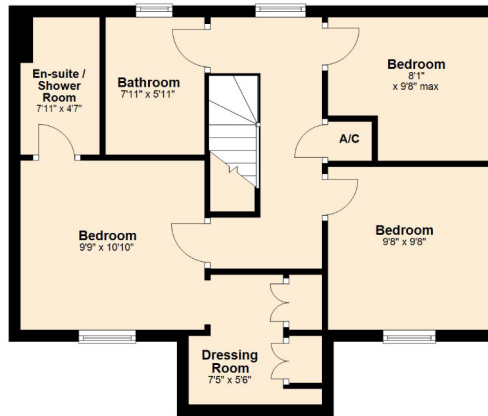
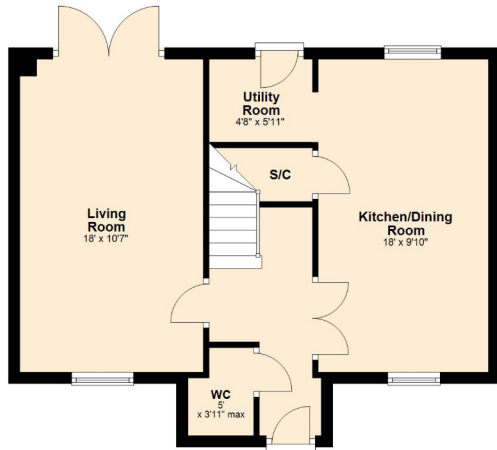
The Property benefits from a great position on the established and desirable street. There is a small frontage with an iron railing enclosing the gravelled area and paved steps that lead to the front door.

The North-East facing rear Garden has been professionally landscaped with a granite stone paved patio by the French doors of the Living Room and steps extend to the rear of the Garden and up to the part converted Garage. To the other side of the Garden there is an additional paved patio, ideal for entertaining. There are low maintenance slate chipped borders, gated access out the rear to the off-road parking space for one car and access to the front section of the Garage via a manual up and over door.

Ground Floor



First Floor



Total Area Measurements (Approx.)

Total - 1172.8 sqft / 108.9 sqm



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