



Larkin Gardens, Higham Ferrers

£325,000

3 2 1



A well-presented and beautifully positioned three-bedroom family home, overlooking a very attractive wildlife lake. The property has been updated by the present owners, with accommodation comprising of an entrance hall, cloakroom/WC, living room, and kitchen/dining room on the ground floor. On the first floor, you will find two double bedrooms and a single bedroom, together with a family bathroom and ensuite shower room. There is also a single garage and off-road parking to the side of the property.

Living Room 16'5" x 9'11" (5.00m x 3.03m)

Kitchen/Dining Room 16'5" x 9'4" (5.00m x 2.84m)

Bedroom One 10'5" x 10'4" (3.19m x 3.16m)

Bedroom Two 9'4" x 10'3" (2.84m x 3.13m)

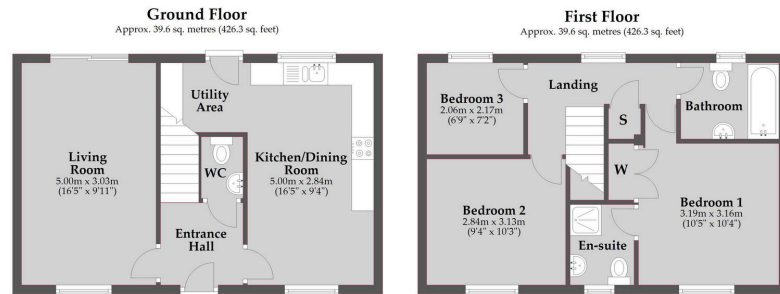
Bedroom Three 6'9" x 7'2" (2.06m x 2.17m)

Garage Single garage to side with light and power, measuring approximately 5.60m x 2.40m. Front Garden A large neat, tidy gravelled area and tarmac driveway, providing parking for 3-4 cars, side gate accessing the rear garden. Rear Garden Good-sized enclosed lawned garden with a patio area framed by raised flowerbeds and bench, light, hot and cold taps and rear access to the garage.

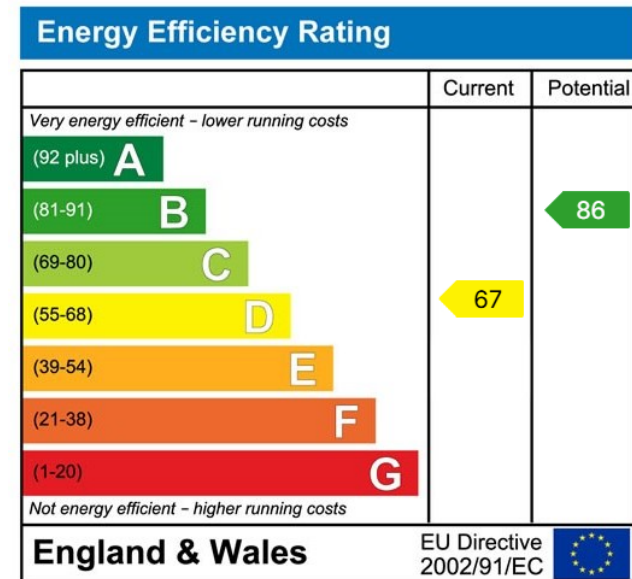
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- Beautiful lakeside views
- Fitted kitchen and family bathroom
- Single garage and off-road parking
- Quiet yet convenient location
- Gas radiator central heating
- uPVC windows



Total area: approx. 79.2 sq. metres (852.6 sq. feet)



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