

Russell Way
Higham Ferrers
NN10 8EJ

£230,000

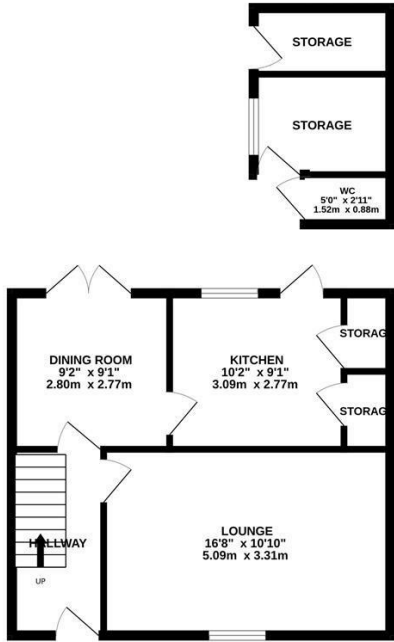


OSCAR JAMES

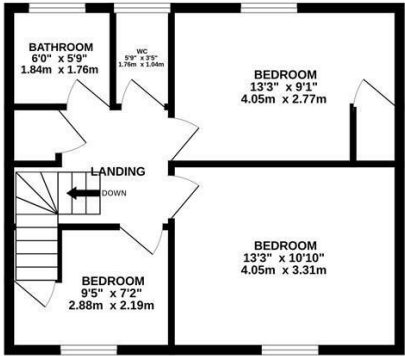
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FLOOR PLANS

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Lounge with separate dining room



Kitchen with plenty of storage



Three bedrooms



Bathroom with separate W.C



Great size rear garden



Off road parking



WHAT'S GREAT?

Tucked away in the heart of Higham Ferrers, this spacious property boasts fantastic potential throughout.

The first floor offers three generous bedrooms, all featuring fitted storage and there's a separate bathroom and WC for convenience. One standout feature of this home is the abundance of built-in storage, making it ideal for growing families or those in need of space.

The ground floor comprises a separate lounge to the front with a feature fireplace, while the hallway leads into a bright dining room with French doors opening out to the rear garden. Off the dining room, you'll find the kitchen, which also offers potential for knocking through to create an open-plan layout.

A door from the kitchen leads to the generous outbuilding, which includes plumbing, an outside toilet and formerly served as the old coal sheds. This space is full of potential and could be converted into a utility room, downstairs cloakroom or even a home office, subject

to relevant permissions.

The rear garden is a great size mainly laid to lawn with a patio seating area and bordered by mature shrubs and bushes. There is gated side access leading to the front driveway, which offers off-road parking. Additionally, there is visitor parking directly opposite and a handy cut-through to the nearby park ideal for dog walks or kids to enjoy the outdoors.

With the existing footprint already in place, this home wouldn't take much to elevate it's a fantastic opportunity to add your own stamp.

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SELLER'S SECRET

I have lived here for many years and its ideally located being able to walk to the market square plus local schools! You also have the park on your doorstep ideal for children or walking the dog!



Why we like it....

This is a great house offering good potential with the outbuildings and a lovely size garden.

OSCAR JAMES

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To buy or not to buy....
