

for sale

£220,000 Freehold



## Windmill Banks Higham Ferrers RUSHDEN NN10 8JF

- Energy Rating: D
- 4 BEDROOM SEMI-DETACHED HOME
- 3 RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM & 1ST FLOOR BATHROOM
- OFF ROAD PARKING + FRONT & REAR GARDENS



# Property Details

## To The Front

Off road parking for two vehicles dependant on size, lawn area and side access.

## Entrance Hall

Door to side elevation.

## Lounge 14' x 11' 5" Max (4.27m x 3.48m Max)

Double glazed window to front elevation. Gas fire and radiator.

## Dining Room 11' x 8' 11" (3.35m x 2.72m)

Double glazed window to front elevation and radiator.

## Kitchen

Two double glazed windows to rear elevation. Fitted with a range of wall and base units with work surfaces over, sink drainer with mixer tap and splash backs to water sensitive areas. Double electric over and hob with cooker hood over.

## Conservatory

Double glazed door to rear elevation and double glazed windows to rear and side elevations.

## Cloakroom

Double glazed window to side elevation and low level wc.



## First Floor Landing

Stairs rising from entrance hall and doors to all bedrooms and bathroom.

## Bedroom 1 12' 2" x 10' 3" Min (3.71m x 3.12m Min)

Double glazed window to front elevation and radiator.

## Bedroom 2 11' 1" Max x 9' 3" Max (3.38m Max x 2.82m Max)

Double glazed window to front elevation and radiator.

## Bedroom 3 10' 1" Max x 8' 9" Max (3.07m Max x 2.67m Max)

Double glazed window to rear elevation and radiator.

## Bedroom 4 9' 10" x 8' 1" (3.00m x 2.46m)

Double glazed window to rear elevation and radiator.

## Bathroom

Double glazed window to rear elevation. Bath with shower over, vanity wash hand basin and boiler.

## Rear Garden

Generous rear garden which is mainly laid to lawn with timber fence surround.



To view this property please contact Connells on

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**Tenure:** Freehold

**EPC Rating:** D

Property Ref: RDN404417 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.