



**Wykeham Road, Higham Ferrers Rushden NN10 8HU**

**welcome to**

**Wykeham Road, Higham Ferrers Rushden**

This Two bedroom Detached Bungalow offers a driveway providing off road parking with detached garage. In the Bungalow you will find; open plan lounge/diner kitchen, two bedrooms, one with en suite and the bathroom. Externally the rear garden is laid with lawn and has mature planting.



## Open Plan Lounge-Diner-Kitchen

### Lounge / Diner

20' 3" x 11' 2" ( 6.17m x 3.40m )

Double glazed French doors to the rear aspect, two vertical radiators, storage cupboard with sliding doors and opening to the kitchen.

### Kitchen

10' 1" x 9' 11" ( 3.07m x 3.02m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, electric oven and electric hob with cooker hood over, integrated washing machine, dishwasher and fridge/freezer, double glazed window to the rear aspect, plinth heater, storage cupboard housing the central heating boiler and double glazed door to the side aspect.

### Bedroom One

9' 7" x 9' 1" ( 2.92m x 2.77m )

Double glazed window to the side aspect, double glazed door to the side aspect, built in wardrobes, radiator and door to en suite.

### En Suite

Double glazed obscure window to the side aspect, WC, wash hand basin, shower cubicle, extractor fan, spot lights, part tiling and heated towel rail.

### Bedroom Two

9' 10" x 10' ( 3.00m x 3.05m )

Double glazed window to the front aspect and radiator.

### Bathroom

Double glazed window to the side aspect, access to loft space, WC, wash hand basin with vanity unit, shower cubicle, bath with shower fixings, extractor fan, part tiling and heated towel rail.

## Externally

### Front And Side

Gravel area and driveway providing off road parking for several cars, outside wall lights. tap and power sockets.

### Rear Garden

Mainly laid to lawn, flower beds, fruit trees, outside wall light and power socket.

### Garage

Accessed via up and over door from the driveway.



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## Wykeham Road, Higham Ferrers Rushden

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- MODERN THROUGHOUT
- EN SUITE
- OFF ROAD PARKING AND DETACHED GARAGE

Tenure: Freehold EPC Rating: C

# £330,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.floorplan.com



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Property Ref:  
RSD109345 - 0004

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