



**North End, Higham Ferrers NN10 8JB**

**welcome to**

**North End, Higham Ferrers**

This Two bedroom Detached home comprises; a double garage, entrance hall, lounge, kitchen/diner, conservatory, two bedrooms, shower room and bathroom. The rear garden is laid with a patio providing a seating area and rear access.



### **Entrance Hall**

Entered via double glazed door to the side aspect, two storage cupboards, access to a large loft space with power and light via a loft ladder, radiator and doors to all rooms.

### **Lounge**

13' 5" x 12' 11" ( 4.09m x 3.94m )

Double glazed bay window to the front aspect, fireplace with gas fire, wall lights, radiator and television point.

### **Kitchen**

12' 11" x 8' 5" ( 3.94m x 2.57m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric double oven and gas hob with cooker hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed windows to the side and rear aspect, radiator, central heating boiler and double glazed door to the rear aspect.

### **Conservatory**

21' x 10' 11" ( 6.40m x 3.33m )

UPVC construction, double glazed windows to the rear and side aspects, radiator and double glazed patio doors to the rear.

### **Bathroom**

Double glazed window to the side and rear aspect, WC, wash hand basin, bath and full tiling.

### **Bedroom One**

12' 6" x 11' 11" ( 3.81m x 3.63m )

Double glazed window to the rear aspect, fitted mirrored sliding door wardrobes and radiator.

### **Bedroom Two**

11' 11" x 11' 5" ( 3.63m x 3.48m )

Double glazed window to the front aspect, fitted mirrored sliding door wardrobes and radiator.

### **Shower Room**

Two double glazed windows to the side aspect, WC, wash hand basin, bidet, shower cubicle with electric shower, full tiling and heated towel rail.

### **Externally**

#### **Front**

Mature garden with plants and shrubs, steps to the front door, side access and outside water tap.

#### **Rear Garden**

Mature garden with planted borders, shrubs and trees, green house, shed, water butts, three patio areas and access into the garage.

#### **Double Garage**

Accessed via a remotely operated electrically powered up and over door, power and lighting connected and door leading to the garden. Directly in front of the garage is parking for at least two cars.



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## North End, Higham Ferrers

- DETACHED BUNGALOW
- TWO BEDROOMS
- EXTENDED
- DOUBLE GARAGE
- IN NEED OF UPDATING

Tenure: Freehold EPC Rating: D

# £350,000



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:  
RSD109391 - 0004

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