

North End, Higham Ferrers NN10 8JB



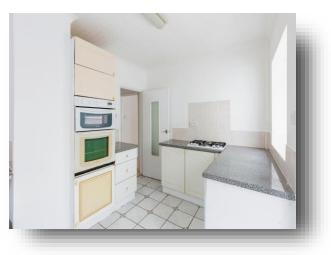
welcome to

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" ($4.09m \times 3.94m$) 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.





welcome to

North End, Higham Ferrers

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

Tenure: Freehold EPC Rating: D Council Tax Band: C

£290,000





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Property Ref:

RSD109391 - 0010

would ask for your co-operation in order that there is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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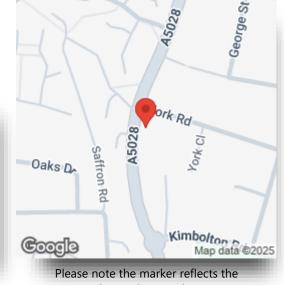


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postcode not the actual property