



Philip Way, Higham Ferrers NN10 8LG

welcome to

Philip Way, Higham Ferrers

This Three bedroom Detached home comprises; ground floor, entrance hall, cloakroom, lounge, diner and kitchen. First floor are the Three bedrooms and the family bathroom. Externally the rear garden is laid with lawn has a patio providing a seating area and gated access.



Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator and door to the lounge.

Lounge

14' 6" x 15' 3" (4.42m x 4.65m)

Double glazed bay window to the front aspect, fireplace with gas fire, two radiators and television point.

Dining Room

17' x 11' 9" (5.18m x 3.58m)

Double glazed window to the front aspect, double glazed French doors to the rear aspect, electric radiator, central heating radiator and door to the wet room.

Wet Room

Double glazed obscure window to the rear aspect, WC, wash hand basin, loft access, extractor fan and under floor heating.

Kitchen

12' x 7' 8" (3.66m x 2.34m)

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

First Floor Landing

Double glazed window to the side aspect, stairs rising from the entrance hall, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

10' 2" x 9' (3.10m x 2.74m)

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

Bedroom Two

11' 4" x 9' (3.45m x 2.74m)

Double glazed window to the front aspect and radiator.

Bedroom Three

6' 11" x 6' 1" (2.11m x 1.85m)

Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed window to the front aspect, WC, wash hand basin, bath with power shower over, airing cupboard, part tiling and heated towel rail.

Externally

Front

Driveway providing off road parking for several cars and security lighting.

Rear Garden

Laid with lawn, patio providing a seating area, mature landscaping, outside water tap, shed and side access.

Garage

Accessed via centre opening door with inset pedestrian door, roof storage, light and power connected.



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Philip Way, Higham Ferrers

- DETACHED HOME
- THREE BEDROOMS
- CLOAKROOM
- DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: C

£280,000



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 liability can be accepted. They cannot be used 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:
RSD109542 - 0006

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