



98 Patenall Way
Higham Ferrers, NN10 8PL



Simpson & Weekley

"Executive detached house set on an enviable plot with parking for several cars and open views to rear".

Situated on a modern development in the historical market town of Higham Ferrers sits this impressive family home tucked away at the end of a cul de sac and offered to the market with no upward chain.

Boasting four double bedrooms and three separate reception rooms, in addition to an open kitchen family room, this really is the perfect home for a growing family. The accommodation begins with a light and airy entrance hall with doors to nearly all principle ground floor rooms. There is a study, lounge, dining room with double doors to the garden, a cloakroom and a bright, spacious kitchen/family room also with double doors to the garden and access to a utility room. To the first floor a galleried landing provides access to a four piece family bathroom and four double bedrooms with a four piece en-suite bathroom to the master.

Externally the lawned front garden is accompanied by a driveway to the side of the property providing off road parking for a minimum of three cars. To the rear of the property there is an enclosed rear garden mainly laid to lawn with a good degree of privacy and a rear door to the garage which comes with power and lighting, a pull down ladder to the loft space and further parking in front.

Located within walking distance of schools, shops and countryside walks, there are also access routes to Wellingborough or Bedford via the nearby A6 and A45 where direct trains from their relevant stations can see you into London St Pancras in under an hour's journey. EPC Rating C, Council Tax Band F

Offers In Excess Of £450,000



4



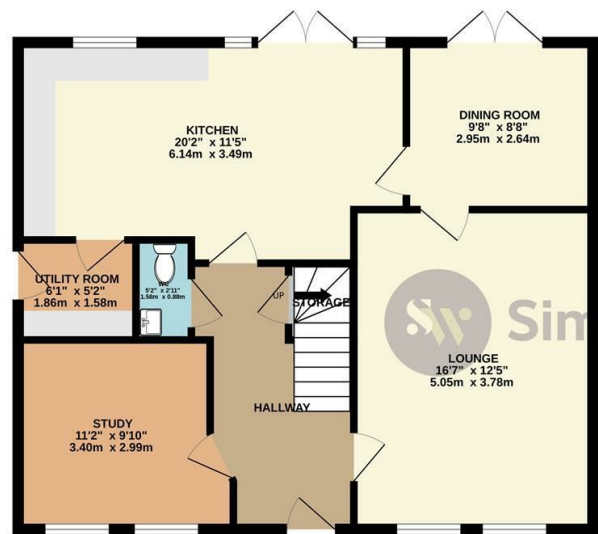
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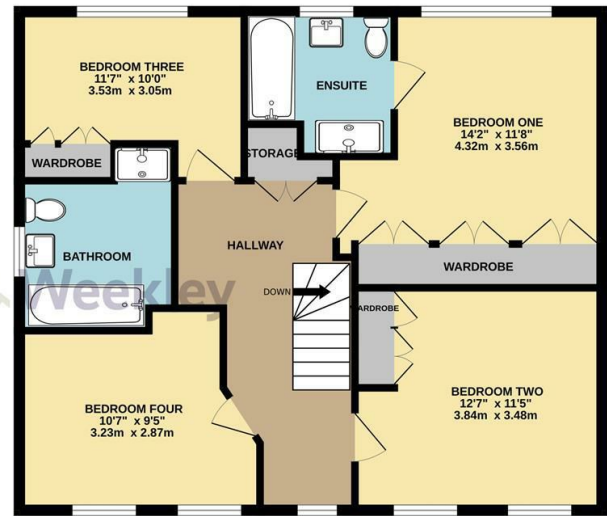
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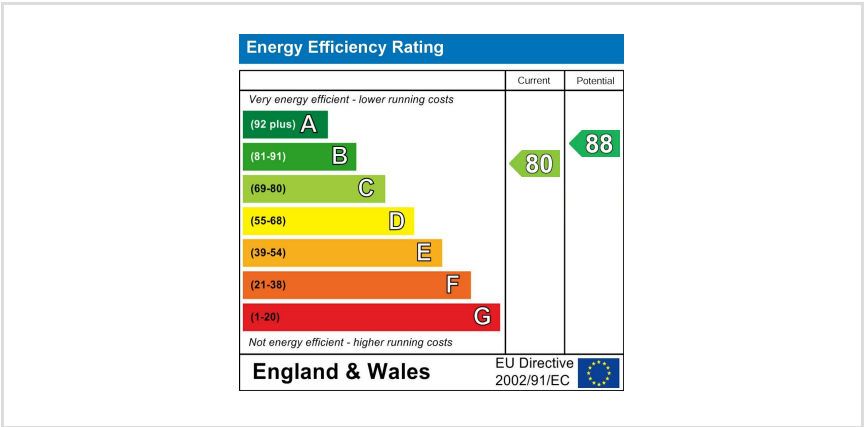
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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