



31 Thrift Street  
Higham Ferrers, NN10 8AU



**Simpson & Weekley**



Located in the charming area of Higham Ferrers, is this extended end terraced house boasting two reception rooms, three bedrooms, and a refitted first floor four piece bathroom.

A separate entrance hall leads you to the open lounge/diner with a door to a stunning, beautifully refitted kitchen/breakfast room that seamlessly flows into a light and airy family room, creating a perfect space for entertaining guests or simply relaxing with your loved ones. The view from the family room overlooks the garden, adding a touch of tranquillity to your everyday life.

This lovely home also features a utility room and a convenient ground floor cloakroom, along with a separate lounge/diner for more formal gatherings. The refitted four-piece first floor bathroom is a luxurious addition, providing a touch of elegance to your daily routine.

Convenience is key with this property, as it is within walking distance to the market square, High Street, schools, parks, and the popular Rushden Lakes retail and leisure complex. Say goodbye to the hassle of commuting and enjoy all the amenities right at your doorstep.

With no upward chain, gas radiator central heating, and double glazing throughout, this home offers both comfort and peace of mind. The low maintenance rear garden, mainly paved with an artificial turf area, is perfect for enjoying the outdoors without the stress of constant upkeep.

Don't miss out on this fantastic opportunity to own a beautiful home in a sought-after location.

EPC Rating D, Council Tax Band A

£260,000



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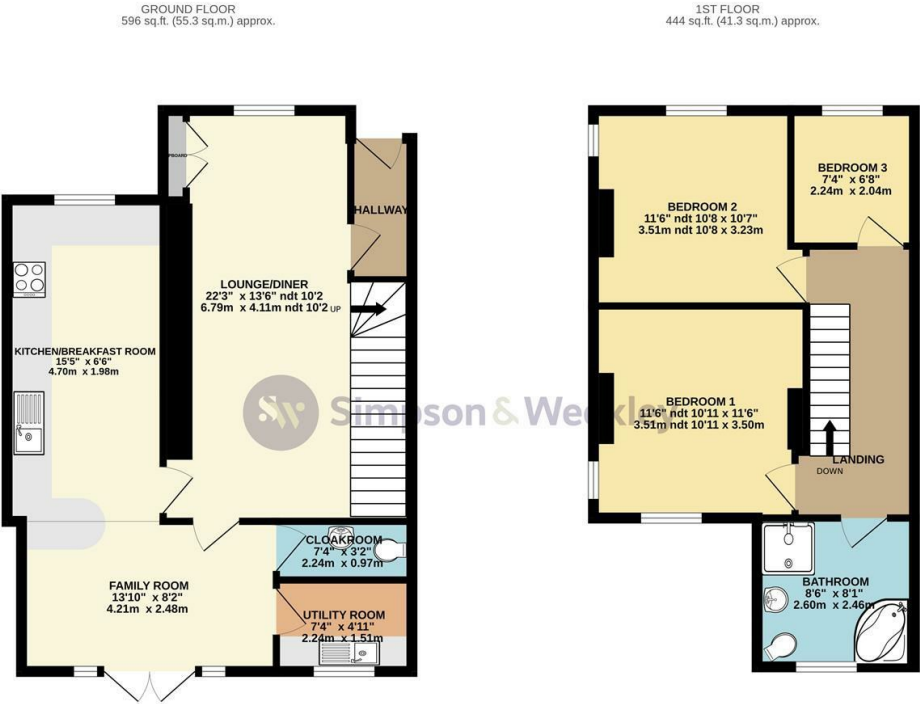
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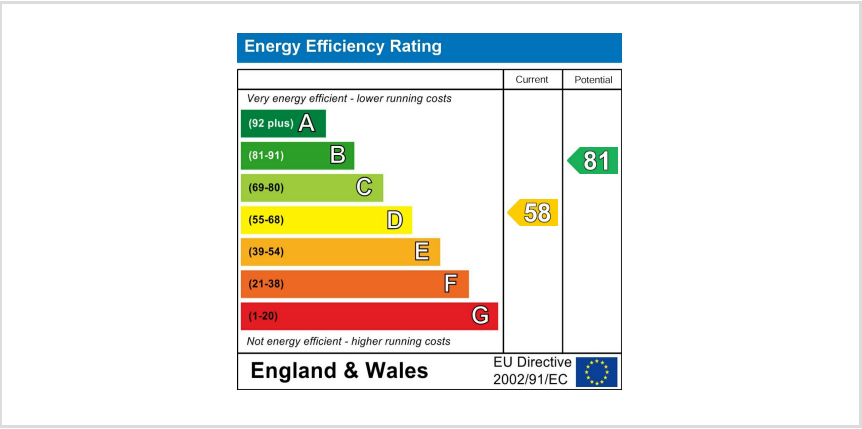
Simpson & Weekley



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 sq.m.) approx.

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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