

Higham Road
Rushden
NN10 6DF

£325,000



OSCAR JAMES

...expect excellence

FLOOR PLANS



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 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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AT A GLANCE...



Lounge and dining room



Kitchen



Three bedrooms



Family bathroom, ensuite to master and ground floor WC



Large rear garden



Driveway for two cars



WHAT'S GREAT?

This deceptively spacious period home enjoys an enviable position along the highly desirable Higham Road, offering a wonderful combination of character, space and exciting potential.

Set on a generous plot, the property benefits from off-road parking to the front and a particularly good-sized rear garden, providing an excellent opportunity for the next owner to put their own stamp on this fabulous home.

The well-proportioned accommodation begins with a welcoming entrance hall, leading through to a comfortable lounge, separate dining room, kitchen and convenient ground floor WC.

Upstairs, there are three bedrooms and a family bathroom, with the principal bedroom enjoying the added benefit of its own ensuite shower room.

A particularly useful loft room provides further versatile space and is currently being used as

a fourth bedroom. Please note that this room does not have the necessary Building Regulations approval to be officially classified as a bedroom.

Outside, the substantial rear garden is a real highlight, offering an excellent degree of privacy and plenty of scope for landscaping and creating a fantastic outdoor space for entertaining, relaxing or enjoying family life.

With its desirable location, generous proportions and huge potential, this is a home that offers plenty to get excited about. Early viewing is strongly recommended to fully appreciate all that this fabulous property has to offer.

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SELLER'S SECRET

The location of the house has been incredibly convenient being in such close proximity to both Higham Ferrers and Rushden High Streets.

We've thoroughly enjoyed bringing our family up here and hope that whoever buys our home gets as much enjoyment from it as we have!



Why we like it....

Location, location, location!

Fab house, loads of potential and a great location!

Be quick and view today!

OSCAR JAMES

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To buy or not to buy....
