



82 Northampton Road

Higham Ferrers, Northamptonshire NN10 8AN



Simpson & Weekley

CHAIN FREE Set on a generous plot along the prestigious Northampton Road, this extended three double-bedroom detached home offers over 1,300 sq. ft. of well-designed living space set across three floors, with an additional detached garage and gym. Having been tastefully upgraded by its owners to a high specification, the property combines stylish open-plan living with ample space, making it the ideal modern family home.

As you approach the property from the front, you will find a private driveway providing off-road parking for at least four cars. As you enter the property, you are greeted by a spacious entrance hall with a staircase rising to the first floor, and a door to your right where you will find a bay-fronted, open-plan living room and sitting room. Proceeding to the inner hall, you will find utility space and a downstairs cloakroom/WC, and at the rear of the property is an extended 22ft kitchen/dining room. The kitchen has an abundance of natural light as a result of folding glass doors to the rear garden and a skylight, and it has been fitted to a very high standard with quartz worktops and a range style oven.

The first floor has been re-configured to provide two double bedrooms and a re-fitted bathroom, and on the second floor is a large master bedroom accommodating an ensuite shower room. To the rear of the property is a large garden where you will find a patio and lawned area, in addition to the detached garage with a separate insulated room to the rear which was previously used as a gym. Decorative work is required in some areas, primarily repainting woodwork, which will be apparent upon viewing.

The property itself is conveniently located within walking distance to the market town centre and all the amenities you could expect. There is also a variety of beautiful countryside walks and cycle paths nearby, providing access routes to an assortment of popular destinations such as Rushden Lakes Shopping Centre.

EPC Rating E, Council Tax Band

Offers In Excess Of £400,000



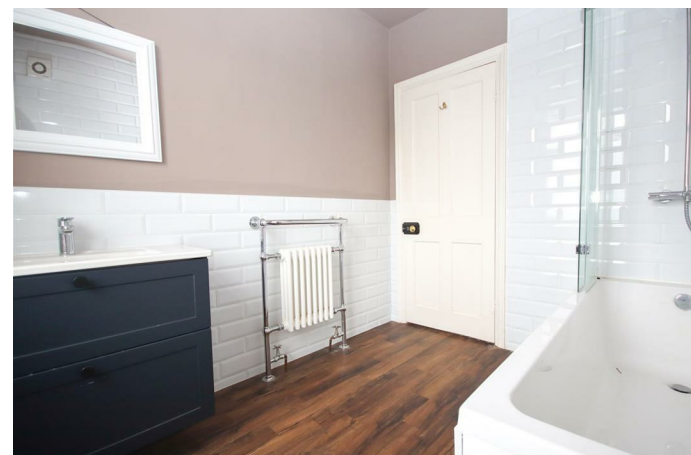
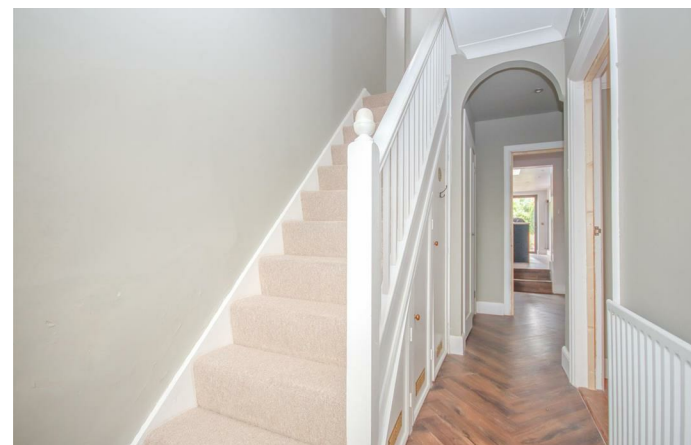
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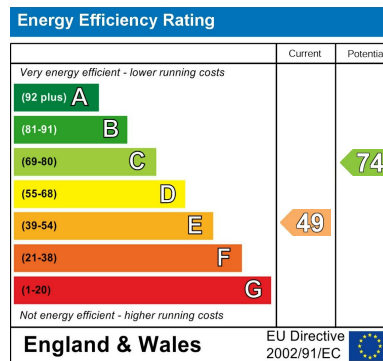
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TOTAL FLOOR AREA: 1303 sq.ft. (121.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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