School Lane
Higham Ferrers
Rushden
NN10 8NQ

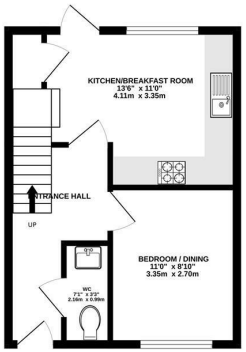
£250,000

OSCAR JAMES

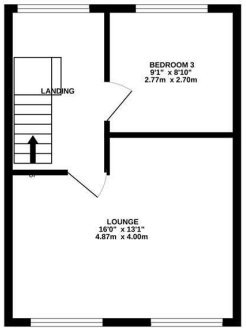
...expect excellence

FLOOR PLANS

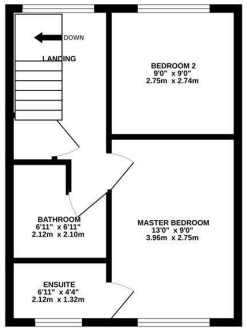
GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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...

- Two Reception Rooms
- Kitchen/Breakfast Room
- Three Bedrooms
- Cloakroom, Family Bathroom & En-suite
- Front & Rear Gardens
- Car Port Providing Off Road Parking

WHAT'S GREAT?

Nestled in the charming area of School Lane, Higham Ferrers, this delightful three/four bedroom house offers a perfect blend of space and versatility across three well-appointed floors. The property is bathed in natural light, creating a warm and inviting atmosphere for its new owners.

Upon entering, you will find a spacious kitchen/breakfast room, ideal for family gatherings and casual dining. The ground floor also features a cloakroom and a flexible dining room that can easily serve as a fourth bedroom, catering to your individual needs. Ascending to the first floor, you will discover a generously sized living room, perfect for relaxation, alongside a third bedroom that can accommodate guests or serve as a study.

The top floor is dedicated to comfort, housing a well-proportioned second bedroom, a family bathroom, and a master bedroom complete with an en-suite bathroom, ensuring privacy and convenience.

Outside, the property boasts thoughtfully designed front and rear gardens, providing a lovely outdoor space for leisure and enjoyment. Additionally, off-road parking is available under a carport, offering protection for your vehicle during the colder months.

Located in the heart of Higham Ferrers, this home is conveniently situated near local schools and is just a short stroll from the town centre, where you will find a variety of amenities. This property is an excellent opportunity for families or individuals seeking a comfortable and adaptable living space in a vibrant community.

SELLER'S SECRET

From the moment I stepped through the door, I knew this was the one for me. There was an immediate feeling of warmth and belonging that made me instantly fall in love with the property. It's wonderfully light, bright and airy, with a beautiful sense of space that makes every room feel inviting and uplifting. It's the kind of home that simply feels right the moment you walk in — somewhere I could instantly picture myself living, relaxing and making memories.

Why we like it....

One of the many appealing features of this wonderful home is the exceptional versatility it offers. The property boasts three generously proportioned bedrooms, each providing excellent space and flexibility for modern family living. Adding further appeal is the ground-floor reception room, which offers the fantastic option of being utilised as a fourth double bedroom if required. This adaptable layout provides buyers with the freedom to tailor the accommodation to suit their individual needs — whether that be a comfortable family home, a dedicated guest suite, or additional living and working space.

To buy or not to buy....

OSCAR JAMES

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