



Connells

School Lane
Higham Ferrers RUSHDEN

School Lane Higham Ferrers RUSHDEN NN10 8NQ

for sale
£260,000



Property Description

The property is immaculately maintained throughout and welcomes you with well-proportioned living accommodation designed for modern family life. Arranged over three storeys, the home boasts three generous double bedrooms, ensuring ample space for growing families or those working from home. The impressive principal bedroom occupies the top floor and benefits from a walk-in wardrobe and a stylish en-suite shower room, creating a superb private retreat.

The remaining bedrooms are served by a contemporary family bathroom, while the property's attractive presentation means prospective buyers can move straight in and enjoy all that this wonderful home has to offer.

Externally, the property continues to impress with a garage and off-road parking located to the rear, providing valuable convenience and practicality.

Combining spacious accommodation, excellent presentation and a sought-after location, this fantastic home offers a wonderful opportunity for first-time buyers and young families looking to establish themselves in the charming market town of Higham Ferrers.

Entrance Hall

Double glazed door to front elevation, radiator and stairs rising to first floor landing.

Cloakroom

Double glazed window to front elevation, low level wc and vanity wash hand basin with tiling to water sensitive areas and radiator.

Kitchen

Double glazed window to front elevation, Fitted with a range of wall and base units with work surfaces over and stainless steel 1.5 bowl sink drainer with tiling to water sensitive areas. Electric oven and gas hob with cooker hood over and space for fridge freezer, washing machine and dishwasher or tumble dryer. Radiator.

Lounge Diner

Double glazed French doors and windows to rear elevation, media wall including feature fire place, radiator.

First Floor Landing

Stairs rising to second floor.

Bedroom Two

Double glazed window to rear elevation and radiator.

Bedroom Three

Two double glazed windows to front elevation and radiator.

Bathroom

Bath, low level wc and vanity wash hand basin with tiling to water sensitive areas and radiator.

Second Floor Landing

Doors to Bedroom One and En-Suite.

Bedroom One

Double glazed window to front elevation, walk in wardrobe, loft hatch and radiator.

En-Suite

Double glazed skylight, double shower, low level wc and vanity wash hand basin with tiling to water sensitive areas and ladder style radiator.

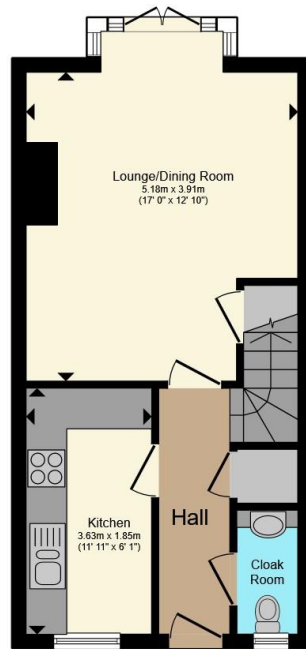
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

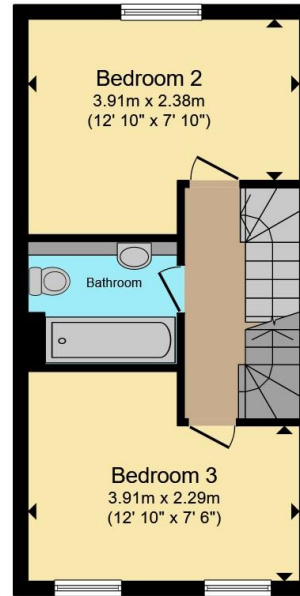




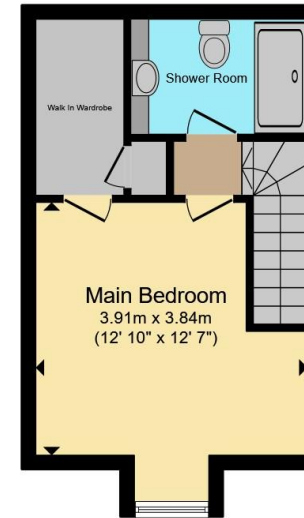




Ground Floor



First Floor



Second Floor

Total floor area 93.9 m² (1,010 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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66 High Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RDN406263



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: RDN406263 - 0003