

CHARLES ORLEBAR

Estate Agents & Auctioneers



14 Larkin Gardens, Higham Ferrers, NN10 8PE

£240,000





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14 Larkin Gardens

Higham Ferrers, NN10 8PE

- No chain
- Walking distance to Rushden Lakes
- Offroad parking
- Kitchen/breakfast room
- 2 Bedrooms
- Quiet location
- Garage
- Some photos are virtually staged

Situated in a quiet and private position on the popular Larkin Gardens in Higham Ferrers, this two-bedroom semi-detached home offers an excellent opportunity for a range of buyers.

The property is move-in ready, making it an ideal choice for first-time buyers, those looking to downsize, or buy-to-let investors. Offered with no onward chain, the purchase process can be smooth and straightforward.

Externally, the home benefits from a driveway and garage, providing off-road parking. To the rear, you'll find a generously sized, private garden—larger than typically found in similar properties—perfect for relaxing or entertaining, while remaining low maintenance.

The location is a key feature, with a peaceful setting that still offers excellent access to local amenities. The estate itself boasts three parks, making it ideal for families, while schools are within walking distance. A nearby lake provides a lovely spot for walks, and a network of footpaths connects you to Rushden Lakes, Higham Ferrers High Street, and surrounding countryside, offering the perfect balance of convenience and outdoor lifestyle.

Overall, this is a well-positioned, low-maintenance home in a sought-after area, offering both comfort and convenience.



Hall

Living Room 13'10" x 12'4" (4.22m x 3.76m)

Kitchen/Breakfast Room 9'3" x 12'4" (2.83m x 3.76m)

Conservatory

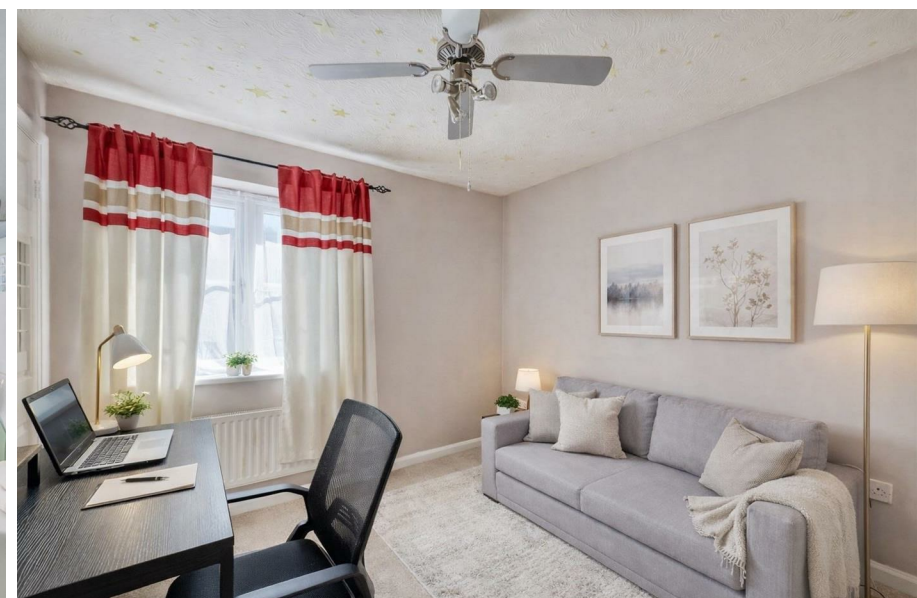
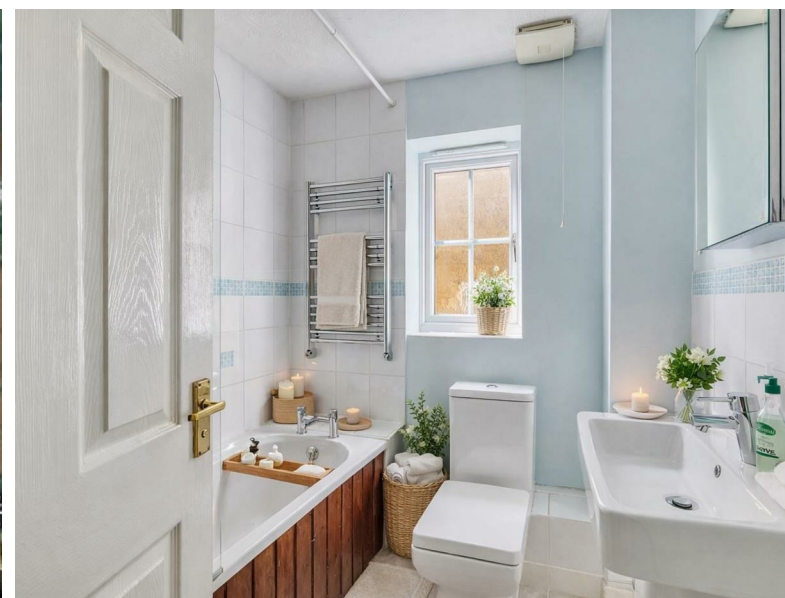
Garage

Landing

Bedroom 1 8'2" x 12'4" (2.49m x 3.76m)

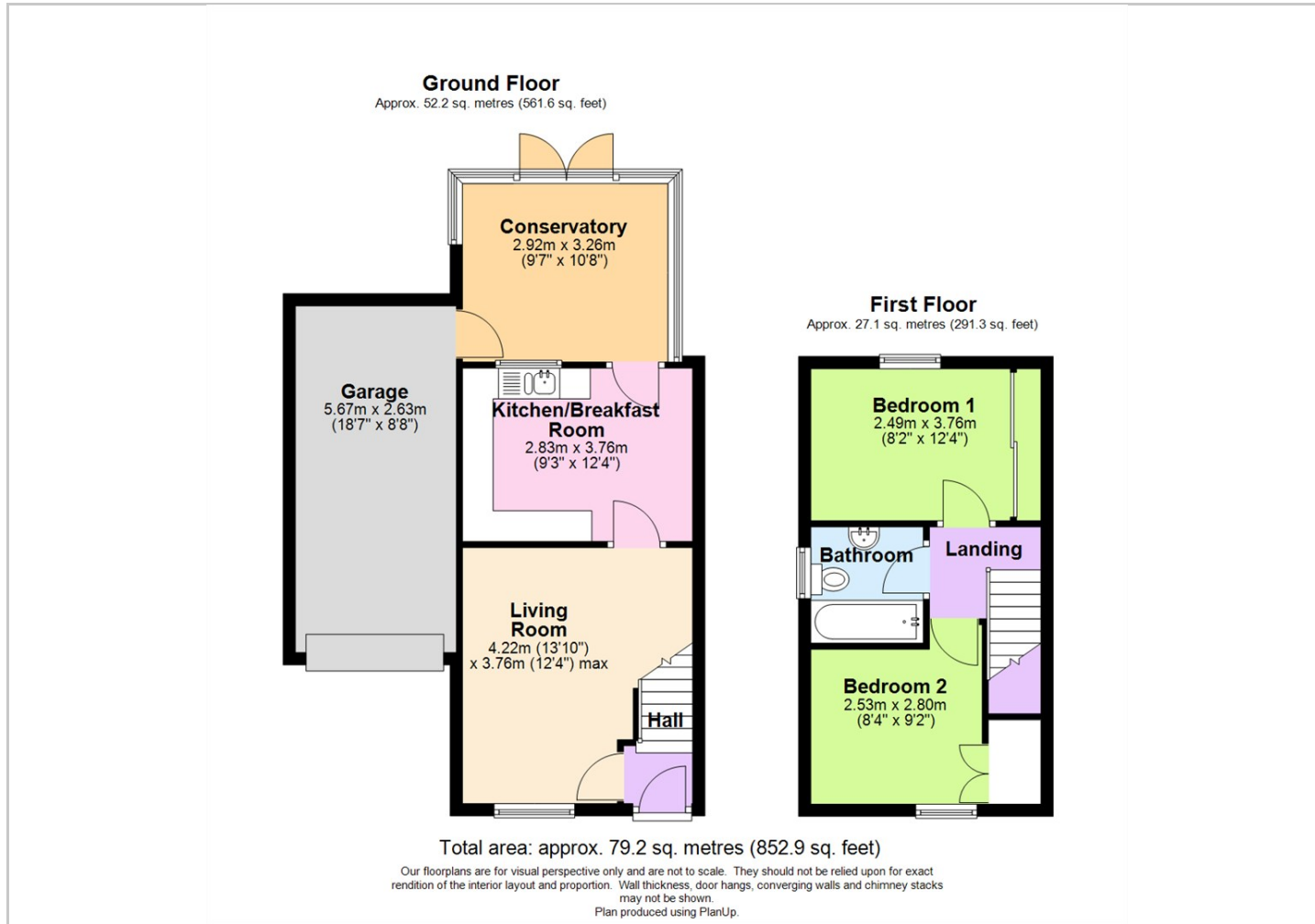
Bedroom 2 8'4" x 9'2" (2.53m x 2.80m)

Bathroom





Floor Plans



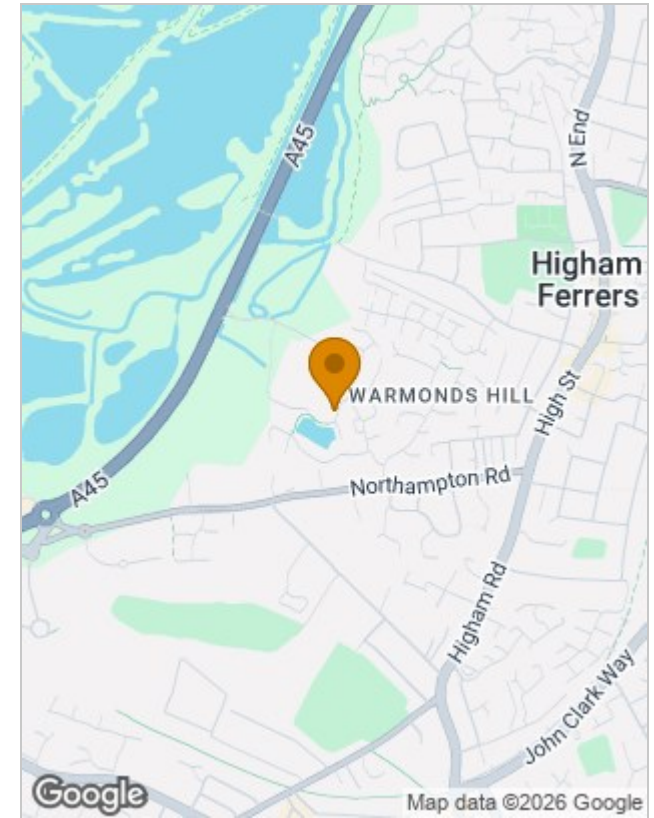
Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

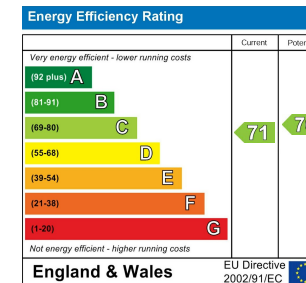
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CHARLES ORLEBAR ESTATE AGENTS 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
Tel: 01933313600 Email: sales@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

Location Map



Energy Performance Graph



Council Tax Band: B
North Northants

Tenure: Freehold