



**Fitzwilliam Leys, Higham Ferrers NN10 8LY**

**welcome to**

## **Fitzwilliam Leys, Higham Ferrers**

This Four bedroom Detached home with driveway and garage comprises; ground floor, entrance hall, cloakroom, lounge, dining room, kitchen and utility. First floor Four bedrooms, en suite and bathroom. The garden is laid with lawn, gravel area, has a patio and gated access.



## **Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

## **Cloakroom**

WC, wash hand basin, tiling and radiator.

## **Lounge**

16' 11" x 11' 2" ( 5.16m x 3.40m )

Double glazed bay window to the front aspect, two double glazed windows to the side aspect, fireplace with gas feed and solid fuel, radiator and French doors to the entrance hall.

## **Dining Room**

11' 2" x 9' 8" ( 3.40m x 2.95m )

Double glazed French doors to the rear aspect, French doors to the lounge and radiator.

## **Kitchen**

16' 2" x 10' 5" ( 4.93m x 3.17m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for dishwasher, space for fridge/freezer, double glazed window to the rear aspect, radiator and double glazed door to the side aspect.

## **Utility Room**

6' 2" x 5' 1" ( 1.88m x 1.55m )

Double glazed window to the side aspect, work surface, a sink and drainer, splash backs, plumbing for washing machine, radiator, central heating boiler and door to the garage.

## **First Floor Landing**

Stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

## **Bedroom One**

18' x 15' 7" ( 5.49m x 4.75m )

Double glazed window to the front aspect, built in wardrobes, radiator, walk in dressing area and door to en suite.

## **En Suite**

Double glazed obscure window to the side aspect, WC, wash hand basin with vanity unit, double shower cubicle, extractor fan, full tiling and heated towel rail.

## **Bedroom Two**

11' 8" x 8' 2" ( 3.56m x 2.49m )

Double glazed window to the front aspect, built in wardrobes and radiator.

## **Bedroom Three**

10' 5" x 10' 2" ( 3.17m x 3.10m )

Double glazed patio doors to a balcony at the rear aspect and radiator.

## **Bedroom Four**

9' 10" x 8' 1" ( 3.00m x 2.46m )

Double glazed window to the rear aspect and radiator.

## **Bathroom**

Double glazed window to the rear aspect, WC, wash hand basin with vanity unit, tiled flooring, bath with shower over, extractor fan, part tiling and radiator.

## **Externally**

### **Front**

Driveway providing off road parking for several cars.

### **Rear Garden**

Laid with lawn, gravel area, patio providing a seating area, outside wall lights and power socket, garden shed and gated side access.

### **Garage**

Accessed via up and over door from the driveway, power and lighting connected, storage in the eves and door to the utility room.



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## Fitzwilliam Leys, Higham Ferrers

- DETACHED HOME
- FOUR BEDROOMS
- ENSUITE AND BATHROOM
- DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

offers in excess of

**£375,000**



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Property Ref:  
RSD110149 - 0003

 william h brown



**01933 410717**



Rushden@williamhbrown.co.uk



52 High Street, Rushden, Northamptonshire,  
NN10 0PJ



**williamhbrown.co.uk**