



Highfield, Woodford Kettering
£200,000 GUIDE PRICE Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Cul-de-sac village location
- Chain Free

This attractive and well-presented home offers move-in ready accommodation, making it an excellent choice for first-time buyers or those looking to downsize, while still providing scope to personalise over time.

The property has been carefully maintained by the current owner and benefits from a recently replaced boiler (approximately one year old) along with new carpets fitted throughout, allowing purchasers to settle in with minimal immediate work required.

Externally, the home enjoys a generous rear garden along with a useful powered outbuilding, perfectly suited for storage, a workshop or potential home office use.



The overall plot offers exciting potential to extend to the side or rear (subject to the usual planning permissions), presenting an excellent opportunity to enhance both space and future value.

Measures

Entrance Hallway

Hanging space- Stairway to First floor

Lounge - 4.20m max x 3.95m (13'9" max x 13'0")
- with feature electric fireplace.

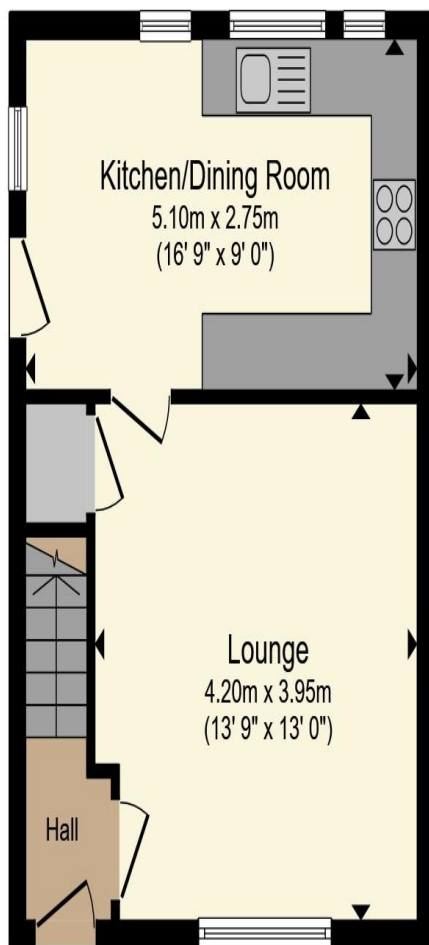
Kitchen - 5.10m x 2.75m (16'9" x 9'0") - Wren kitchen with integrated fridge freezer, dishwasher, oven and hob.

Bedroom One - 4.20m x 3.35m (13'8" x 11'0") -

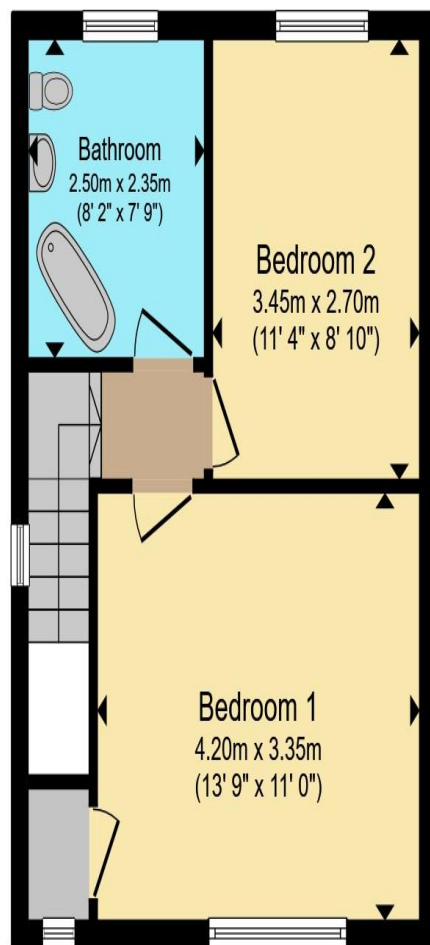
Bedroom Two - 3.45m x 2.70m (11'4" x 8'10") -

Bathroom - Three piece suite with a corner bath and shower over.

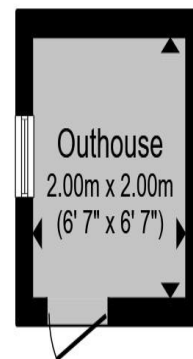




Ground Floor



First Floor



Outbuilding

Total floor area 70.4 m² (758 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

**Sharman
Quinney**

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, 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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