



**Connells**

Gardenfield  
Higham Ferrers Rushden



### Property Description

\*\*\* Situated in the sought after Market Town of Higham Ferrers is this beautifully presented, four bedroom detached home. Benefiting from lounge, kitchen diner with utility and cloakroom to the ground floor and four bedrooms one of which being en-suite as well as family bathroom to the first.\*\*\*

### Entrance Hall

Double glazed door to front elevation and radiator.

### Cloakroom

Low level wc, wash hand basin with tiling to water sensitive areas and radiator.

### Lounge

Double glazed bay window to front elevation, fireplace and radiator.

### Kitchen

Double glazed French doors and window to rear elevation. Fitted with a range of wall and base units with work surfaces over and 1.5 bowl stainless steel sink drainer. Double electric oven and gas hob with cooker hood over, integrated dishwasher and radiator. Pantry cupboard.

### Utility Room

Double glazed door to rear elevation. Fitted units with work surfaces over and stainless steel sink drainer. Wall mounted boiler and radiator.

## First Floor Landing

Stairs rising from entrance hall, doors to all bedrooms, bathroom and storage cupboard. Radiator.

## Bedroom One

Double glazed window to front elevation and radiator.

## En-Suite

Double glazed window to front elevation. Shower, low level wc and wash hand basin with heated towel rail and tiling to water sensitive areas.

## Bedroom Two

Double glazed window to front elevation, fitted wardrobes and radiator.

## Bedroom Three

Double glazed window to rear elevation and radiator.

## Bedroom Four

Double glazed window to rear elevation and radiator.

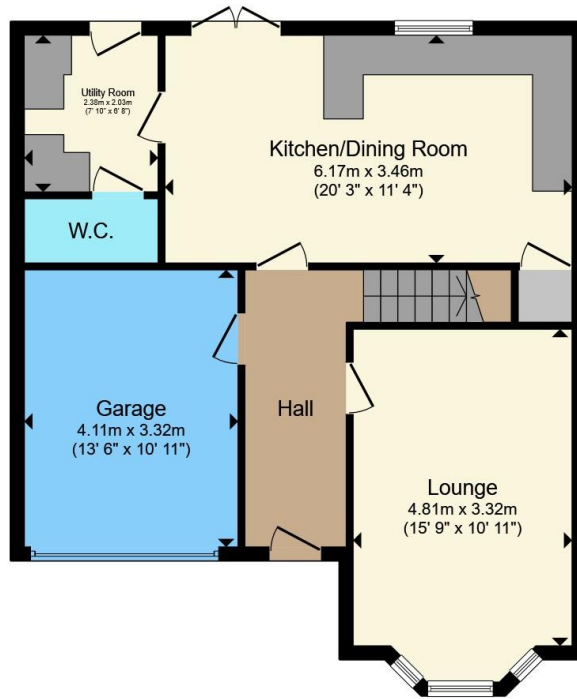
## Bathroom

Double glazed window to rear elevation. Bath with hand held shower attachment. low level wc and wash hand basin with heated towel rail and tiling to water sensitive areas.

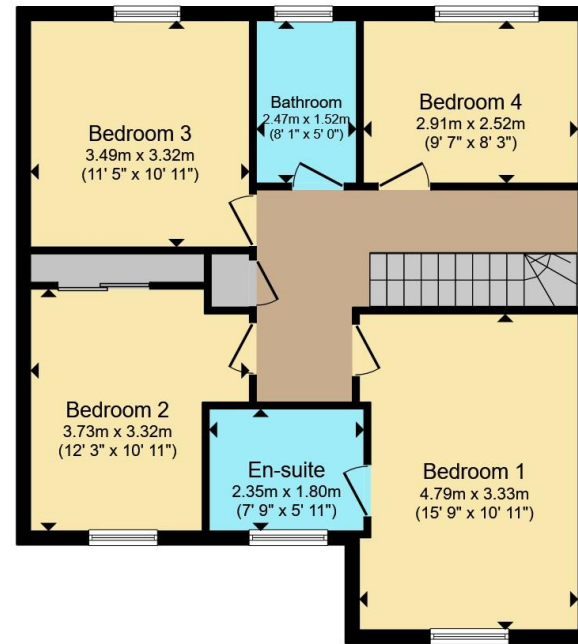








**Ground Floor**



**First Floor**

Total floor area 139.7 m<sup>2</sup> (1,503 sq.ft.) approx

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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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Property Ref: RDN406083 - 0005