



**Patenall Way, Higham Ferrers NN10 8PL**



**welcome to**

## **Patenall Way, Higham Ferrers**

This Three bedroom Town House home with allocated parking comprises: Ground floor, entrance hall, cloakroom, lounge and kitchen. First floor, Two bedrooms and bathroom. Second floor, Master with en suite. Rear garden is laid with artificial lawn has a patio providing a seating area 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**

Double glazed obscure window to the front aspect, WC, wash hand basin, tiling and radiator.

### **Lounge**

Double glazed window to the rear aspect, double glazed French doors to the rear aspect, under stairs storage cupboard and two radiators.

### **Kitchen**

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, electric double oven and gas hob with cooker hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to the front aspect, radiator and in cupboard central heating boiler.

### **First Floor Landing**

Double glazed window to the front aspect, stairs rising from the entrance hall, stairs rising to the second floor, doors to the bedrooms and bathroom.

### **Bedroom Two**

Two Double glazed window to the rear aspect, built in wardrobes and two radiators.

### **Bedroom Three**

Double glazed window to the front aspect and radiator.

### **Bathroom**

WC, wash hand basin, bath with shower over, extractor fan, shaver point, part tiling, airing cupboard and radiator.

### **Second Floor**

Stairs rising from the first floor landing.

### **Bedroom One**

Double glazed window to the front aspect, walk in wardrobe, two radiators, access to loft space, door to eves storage and door to en suite.

### **En Suite**

Velux window to the rear aspect, WC, wash hand basin, shower cubicle, shaver point, part tiling and radiator.

### **Externally**

#### **Front**

One allocated parking space.

#### **Rear Garden**

Laid with artificial lawn, patio providing a seating area, outside water tap and gated rear access.



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## Patenall Way, Higham Ferrers

- TOWN HOUSE STYLE
- THREE BEDROOMS
- EN SUITE TO MASTER
- ALLOCATED PARKING
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RSD110059 - 0002

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