53 School Lane
Higham Ferrers
NN10 8NQ

£240,000



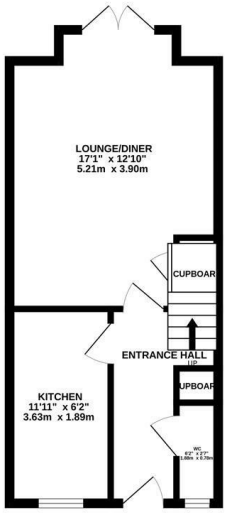


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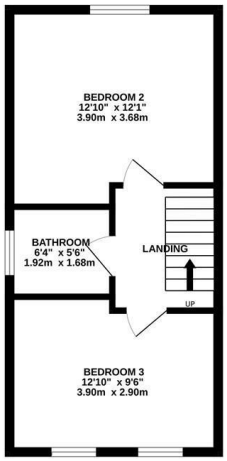
...expect excellence

FLOOR PLANS

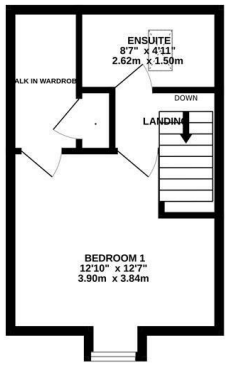
GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...

- Spacious Lounge/Diner
- Kitchen positoned at front of property
- 3 Generous Double Bedrooms
- Family Bathroom & En-suite Off Master
- Landscaped Garden
- Off road parking & garage to the rear



WHAT'S GREAT?

Situated in the sought-after location of Higham Ferrers, this impressive three-storey townhouse offers spacious accommodation throughout, making it an ideal home for families.

Boasting three generous double bedrooms, the property is located just a short walk from local schools, the historic market square and a wide range of local amenities including shops, pubs and restaurants. Excellent road links and the nearby Rushden Lakes retail and leisure complex further enhance the location of this home.

On the ground floor, you'll find a kitchen which is well appointed with ** space for white goods**, a separate lounge/diner to the rear aspect, enjoying patio doors to the rear & perfect for modern living and entertaining, along with a convenient cloakroom.

The first floor two double bedrooms and a family bathroom. Upstairs on the second floor, the property offers the master bedroom with an ensuite and storage.

Outside, the low-maintenance garden provides access to the garage and off-road parking.

Presented in good decorative order throughout, this home must be viewed to fully appreciate the space, layout, and convenience it offers.

Call Oscar James to arrange your viewing appointment!



SELLER'S SECRET

Situated in a fantastic location, this attractive property offers the perfect combination of convenience, comfort and space. One of its standout features is the generous-sized bedrooms, providing plenty of room for comfortable living, relaxing and storage.

With its enviable location and spacious accommodation, this is a wonderful opportunity for buyers looking for a home that offers both practicality and a great lifestyle.





Why we like it....

Ideally positioned for convenience, the property is within easy walking distance of the local school and the heart of Higham Ferrers town, making it particularly appealing to families and those looking to enjoy everything the local community has to offer. With everyday amenities, schooling and local facilities all close at hand, this is a location that combines practicality with an enviable sense of convenience.

To buy or not to buy....

OSCAR JAMES

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