



**Higgs Close, Overstone Northampton NN6 0RT**

**welcome to**

## **Higgs Close, Overstone Northampton**

Located in the new Overstone Gate development offering excellent road links into Northampton to the South and Kettering to the North and also access to Excellent local schools such as Overstone Primary and Northampton Secondary School.



## **Entrance Hall**

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

## **Cloakroom**

Suite comprising wash hand basin, low level WC and radiator.

## **Lounge**

15' 1" x 15' 1" ( 4.60m x 4.60m )

Double glazed French doors to the rear aspect leading to rear garden, door to under stairs cupboard and radiator.

## **Kitchen**

13' 7" x 8' 1" ( 4.14m x 2.46m )

Fitted kitchen comprising wall and base units with wooden work surfaces over, one and a half stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, integrated eye level electric oven, gas hob with cooker hood over, integrated fridge/ freezer, integrated dishwasher, plumbing for washing machine, door to cupboard housing boiler, spotlights to ceiling, radiator and double glazed window to the rear aspect.

## **First Floor Landing**

Stairs rising from entrance hall, access to loft space, door to airing cupboard and doors leading to all rooms.

## **Bedroom Two**

12' 3" x 8' 5" ( 3.73m x 2.57m )

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

## **Bedroom Three**

10' 1" x 8' 5" ( 3.07m x 2.57m )

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

## **Bedroom Four**

9' x 6' 2" ( 2.74m x 1.88m )

Double glazed window to the rear aspect and radiator.

## **Bathroom**

Suite comprising bath with shower over, wash hand basin, low level WC, heated towel rail, partly tiled and double glazed obscured window to the front.

## **Second Floor Landing**

Stairs rising from first floor landing and door leading to bedroom one.

## **Bedroom One**

22' 8" max x 11' 4" ( 6.91m max x 3.45m )

Two double glazed Velux windows to the rear aspect, two radiators, archway leading to dressing area with two double built in wardrobes and door leading to en suite.

## **En Suite**

Suite comprising double shower, wash hand basin, low level WC, partly tiled, spotlights to ceiling, heated towel rail and double glazed obscured window to the front aspect.

## **Externally**

### **Front**

Small frontage with pathway leading to front door and driveway to the side aspect providing off road parking leading to single garage.

### **Rear Garden**

Mainly laid to lawn, paved patio area for seating, gated access to the side aspect leading to the front aspect and fully enclosed with timber fencing.



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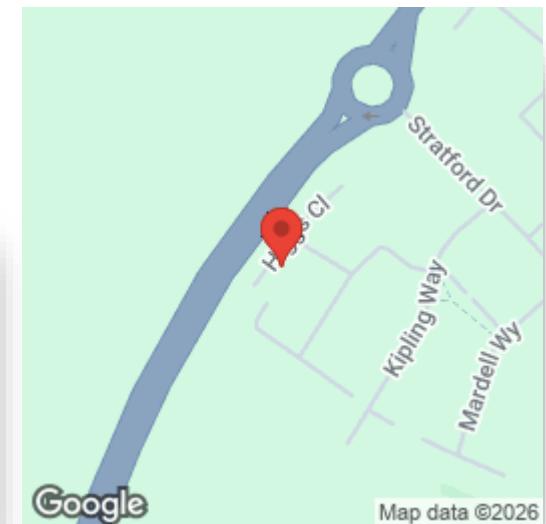
## Higgs Close, Overstone Northampton

- Four Bedrooms
- Immaculate Condition
- Single Garage and Driveway
- En Suite to Master
- Double Glazed Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £350,000



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Property Ref:  
KIN109423 - 0002

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