





**School Lane, Higham Ferrers NN10 8NQ**

william h brown

***welcome to***

## School Lane, Higham Ferrers

A well-presented three-bedroom terraced home in the heart of Higham Ferrers, offering spacious living accommodation, a private rear garden, and excellent access to local amenities, schools, Rushden Lakes, and major road links. An ideal purchase for first-time buyers, families, or investors.













**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 with vanity unit, tiling and radiator.

**Lounge**
15' x 13' ( 4.57m x 3.96m )
Double glazed window to the rear aspect, double glazed French doors to the rear aspect, fireplace with gas fire, radiator and television point.

**Kitchen**
11' 11" x 6' 3" ( 3.63m x 1.91m )
Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge/freezer and double glazed window to the front aspect.

**First Floor Landing**
Stairs rising from the entrance hall, stairs rising to the second floor, doors to the bedrooms and bathroom.

**Bedroom Two**
12' 11" x 10' 7" ( 3.94m x 3.23m )
Double glazed window to the front/side/rear aspect and radiator.

**Bedroom Three**
10' 2" x 13' ( 3.10m x 3.96m )
Double glazed window to the front/side/rear aspect and radiator.

**Bathroom**
WC, wash hand basin, bath with shower over, extractor fan, part tiling and radiator.

**Second Floor**
Door to the bedroom.

**Bedroom One**
12' 4" x 13' ( 3.76m x 3.96m )
Double glazed window to the front aspect, two radiators and door to en suite.

**En Suite**
Skylight window to the rear aspect, WC, wash hand basin, shower cubicle, part tiling and radiator.

**Externally**

**Front**
Walk way and railings.

**Rear Garden**
Laid with lawn, path way, patio providing a seating area, fence enclosed and gated rear access.

**Garage**
Garage is at the rear of the property. Accessed via up and over door.

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## School Lane, Higham Ferrers

- Sought after location
- Top floor master suite
- Guest Cloakroom
- Garage and off road parking
- No Upper Chain

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

# £240,000











Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
RSD110311 - 0006

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