



School Lane, Higham Ferrers NN10 8NQ

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: Awaited
Council Tax Band: C

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RSD110311 - 0003

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