

**Mike
Neville**
ESTATE AGENTS

**10 Grove Street, Higham Ferrers,
Rushden, Northamptonshire, NN10 8HX**

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£199,950 Freehold



We, the Sole Selling Agents, are delighted to offer for sale a rare and exciting opportunity to purchase this deceptively spacious, extended end of terrace house, situated within Higham Ferrers, just off the Kimbolton Road. Only upon viewing will one truly appreciate the space and accommodation provided here. A fantastic family home. Contact us now to be one of the first to view.

Comprising:

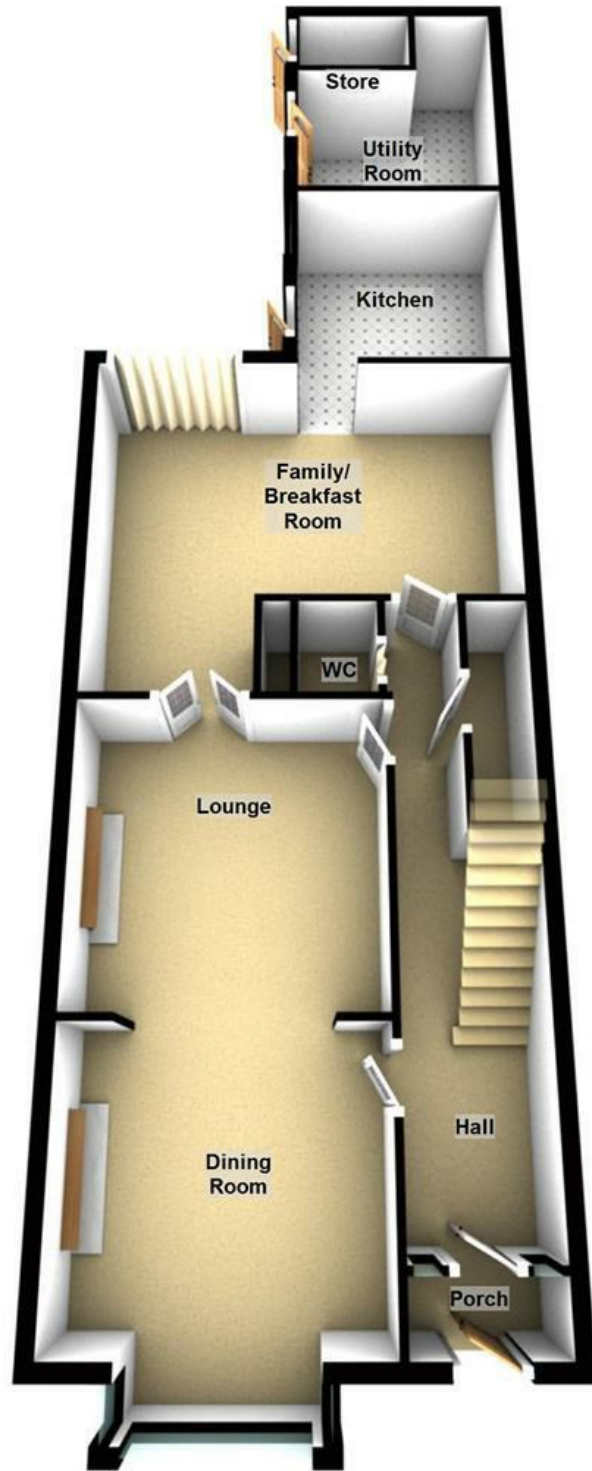
- Four bedrooms
- Bathroom/w.c
- Spacious landing
 - Porch
- Spacious reception hall
- Dining room with square bay window
 - Lounge
- Very large breakfast/family room
 - Kitchen
 - Utility room
 - Store
- In all some 1,416 sq ft (131 sq m) of accommodation
 - Full PVC double glazing
 - Full gas radiator central heating
 - Re-wired

Externally benefiting from:

- Front forecourt
- Side gated access to rear garden
- Fully enclosed and very pleasant rear garden
 - All main services connected

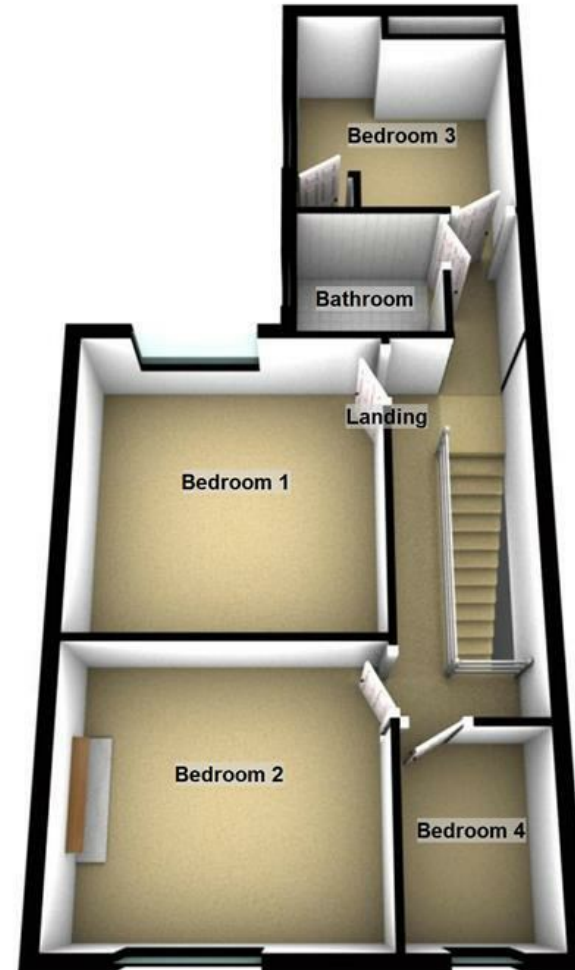
Ground Floor

Approx. 80.7 sq. metres (868.9 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



Total area: approx. 131.6 sq. metres (1416.6 sq. feet)

Location

Grove Street is situated between Wykeham Road and Kimbolton Road, the property being found towards the Kimbolton Road end of Grove Street. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

To Be Advised.

Accommodation

Ground Floor

Porch

Entrance Hall

Dining Room 10'10" x 11'11" (3.31m x 3.64m)

Lounge 11'11" x 11'11" (3.62m x 3.64m)

Ground Floor W.C

Family/ Breakfast Room

Kitchen 8'11" x 9'2" (2.72m x 2.79m)

Utility Room 6'10" x 9'2" (2.08m x 2.79m)

Store 3'1" x 5'3" (0.93m x 1.59m)

First Floor

Bedroom 1 11'11" x 11'11" (3.63m x 3.64m)

Bedroom 2 10'8" x 11'11" (3.24m x 3.64m)

Bedroom 3 9'9" x 9'1" (2.96m x 2.77m)

Bedroom 4 7'7" x 5'5" (2.30m x 1.65m)

Bathroom/W.C

Landing

Additional Information

Loft access on landing.

Wall mounted gas fired combination boiler for central heating and hot water situated in cupboard in bedroom 3.

In more recent times the property has been re-wired and has had replacement central heating system with combination boiler.

Front Forecourt

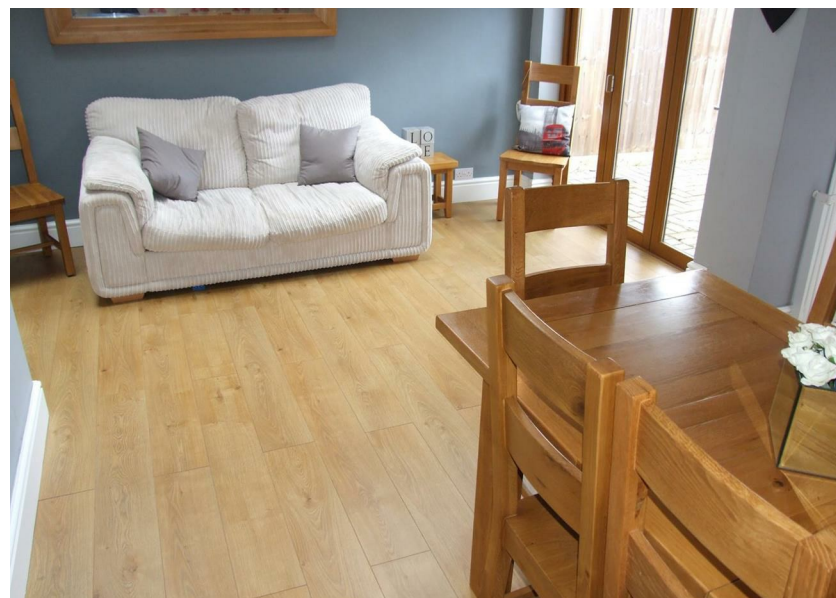
Feature front wall and hand-gate. Side gated access to rear garden

Rear Garden

Being fully enclosed with main patio area leading onto main lawn area. The garden being very pleasant indeed.

Disclaimer

AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 – We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase. Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property.



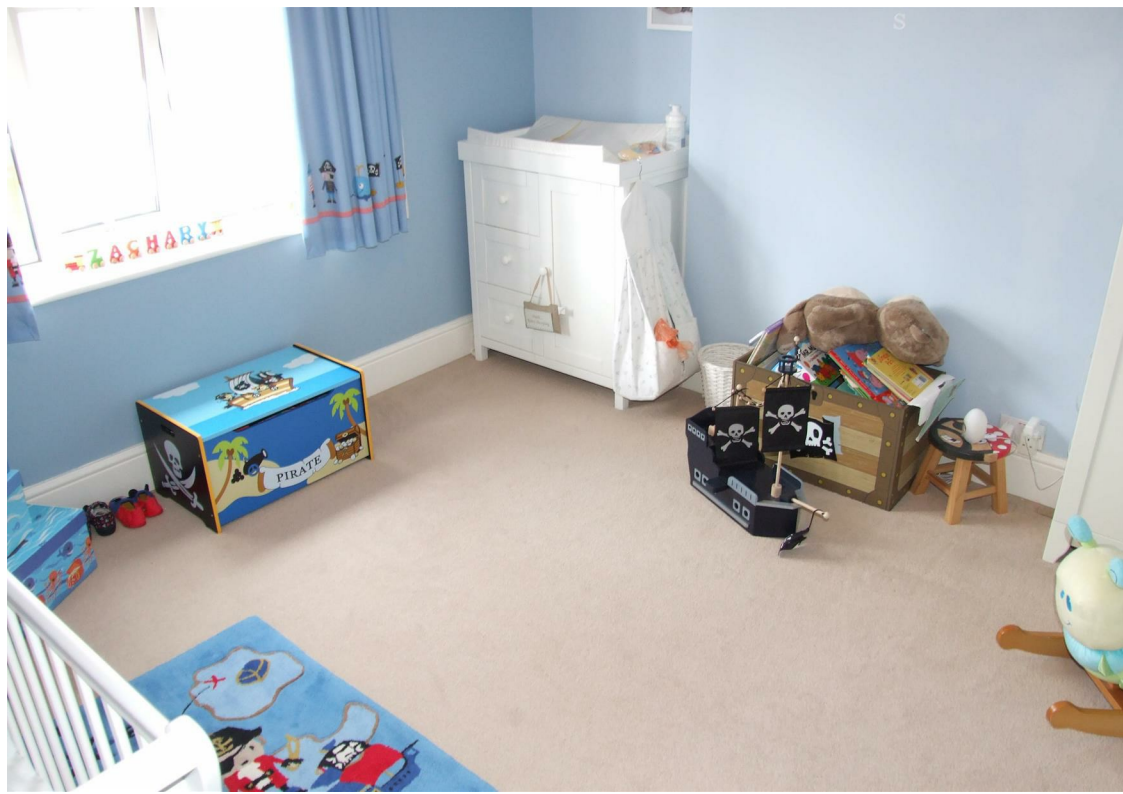
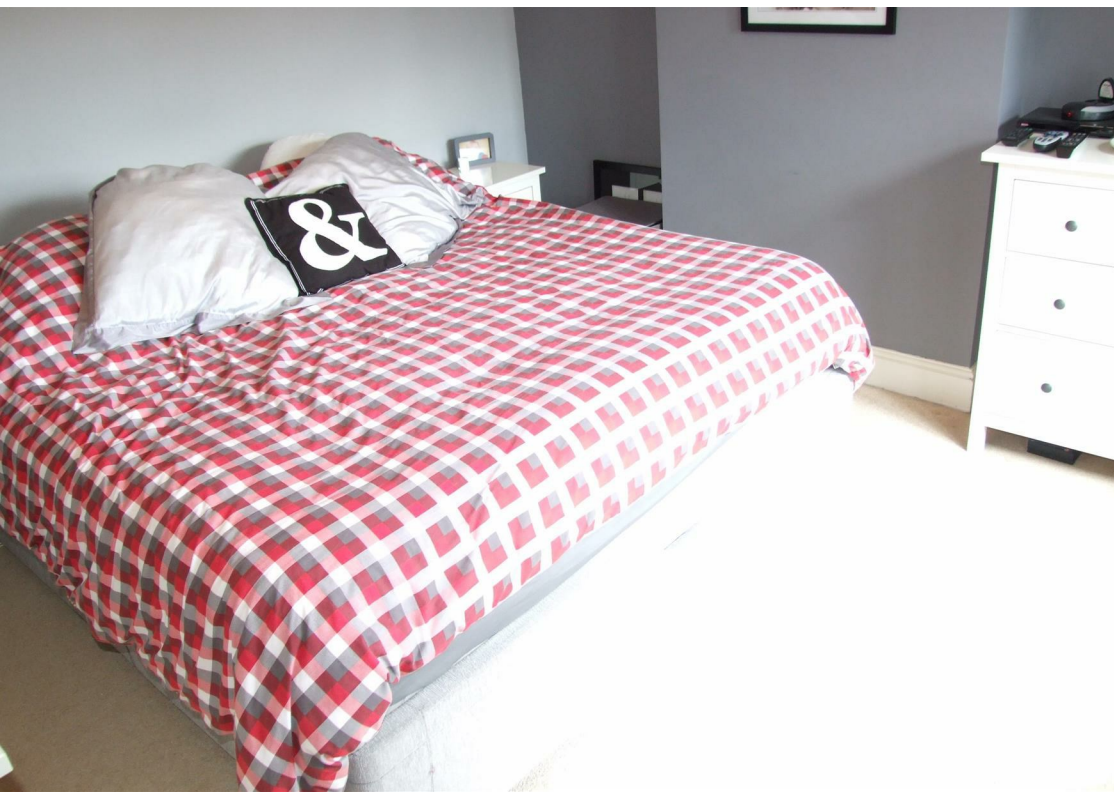














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