



85 School Lane
Higham Ferrers, Northamptonshire NN10 8NQ
£229,995 Freehold



A 2005 constructed and deceptively spacious, four bedroom end of terrace home, with southerly facing rear garden, garage and off road parking. Offered for sale with no onward chain, an early viewing is recommended to appreciate the space provided throughout.

- Four good size bedrooms
- En-suite shower room/w.c
- Family bathroom/w.c
- Landing with airing cupboard
- Hall
- Lounge
- Study
- Dining room
- Kitchen/breakfast room
- Utility area
- PVC double glazing
- Gas radiator central heating
- Enclosed rear garden
- Garage
- Off road parking
- All main services connected

Location

School Lane is situated off the A5028 (North End/Windmill Banks) and links through to Linden Avenue. The property can be found as identified by our for sale board, opposite Henry Chichele Primary School. If unfamiliar with this area we recommend using satellite navigation. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

C

Accommodation

Ground Floor

Hall

Ground Floor Cloakroom/w.c

Lounge 14'10" x 10'4" (4.51m x 3.14m)

Study 6'4" x 10'4" (1.94m x 3.14m)

Maximum measurement

Dining Room 10'3" x 9'8" (3.12m x 2.94m)

Kitchen/ Breakfast Room 11'0" x 9'8" (3.35m x 2.94m)

Utility Area 5'4" x 6'3" (1.63m x 1.91m)

Maximum measurement

First Floor

Bedroom 1 12'4" x 8'6" (3.77m x 2.59m)

Plus door recess

En-suite Shower Room/w.c

Bedroom 2 8'10" x 13'0" (2.68m x 3.96m)

Plus door recess

Bedroom 3 9'3" x 10'6" (2.83m x 3.21m)

Plus built in wardrobe

Bedroom 4 11'11" x 6'6" (3.62m x 1.99m)

Maximum measurement, plus door recess

Bathroom/w.c

Landing

Additional Information

Wall mounted gas fired boiler situated in utility area.

Airing cupboard housing hot water cylinder on landing.

Loft access on landing.

Gas radiator central heating.

PVC double glazing.

Outside

Front

Area of front garden. Access to side of property through to rear garden, garage and off road parking.

Rear Garden

Being fully enclosed and mainly laid to lawn with rear gated access, leading to rear/side of property, garage and off road parking.

Garage & Off Road Parking

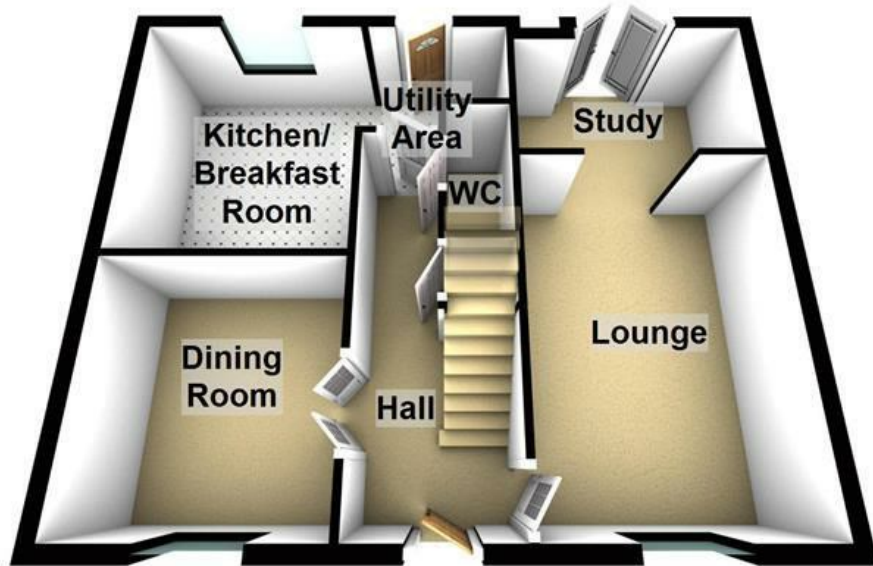
Accessed off Temple Court, which in turn is situated off Linden Avenue. A good size single garage with roof storage and up and over door to front. Driveway parking for one vehicle is provided (see picture).

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.

Ground Floor

Approx. 53.5 sq. metres (575.6 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.6 sq. feet)



Total area: approx. 107.5 sq. metres (1157.2 sq. feet)

