

24A George Street
Higham Ferrers
NN10 8JL

Offers in the region of £290,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Offered to the market with no upper chain, this detached family home is located in the highly sought-after market town of Higham Ferrers and provides generous accommodation throughout, with huge potential to modernise or extend.

The ground floor offers excellent versatility and could be reconfigured to create a stunning open-plan living space. The generous rear garden further enhances the potential for future extension, subject to the necessary planning permissions.

The property is ideally situated, boasting excellent road links and easy access to the popular Rushden Lakes shopping complex. Families will benefit from being within walking distance of well-regarded local schools and amenities, making this an ideal long-term home.

This home features three reception rooms on the ground floor including a lounge, dining room and a conservatory. There is also a kitchen, a separate utility room and a convenient downstairs cloakroom.

Upstairs, there are four bedrooms and the family bathroom fitted with a three-piece suite. The

master bedroom has the added benefit of a spacious en-suite shower room.

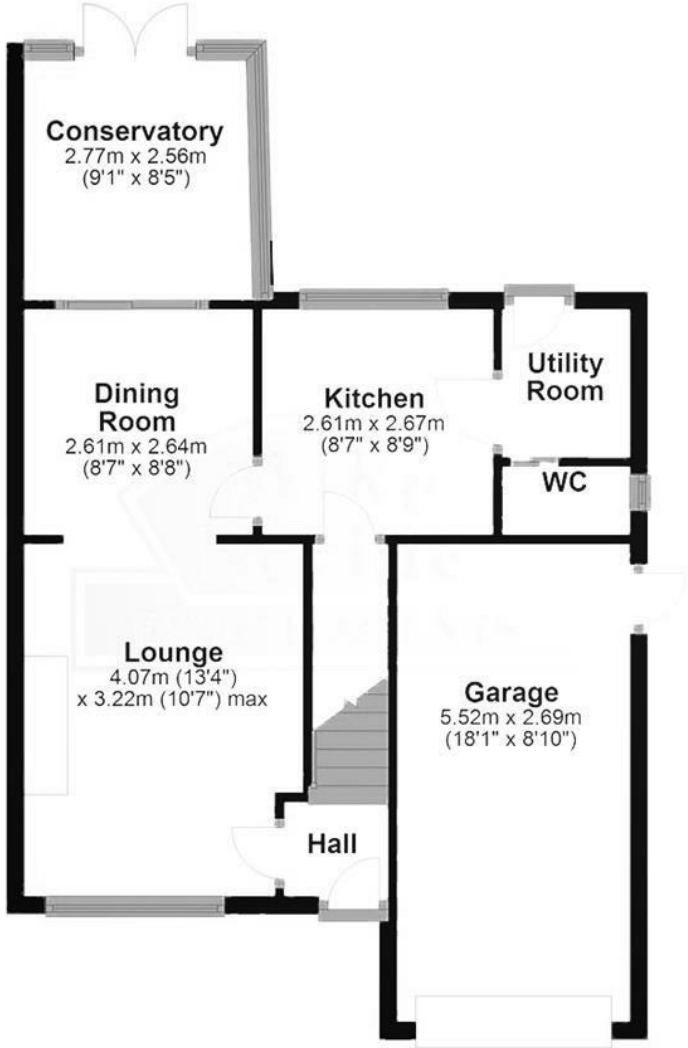
Outside, the rear garden is a great size, mainly laid to lawn and framed by mature shrubs and bushes, with a patio area providing the perfect spot for outdoor seating and entertaining. The front of the property offers a generous driveway with off road parking and access to the integrated garage.

...expect excellence

Floor Plan

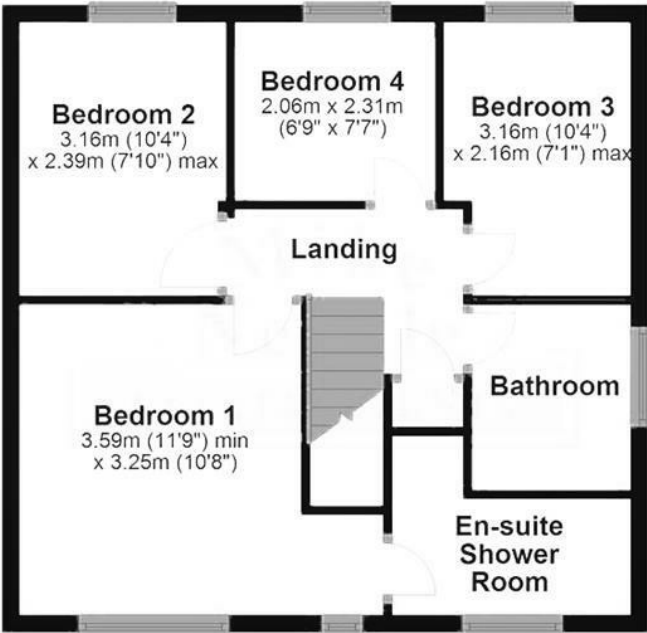
Ground Floor

Main area: approx. 43.2 sq. metres (465.1 sq. feet)
Plus garage, approx. 14.8 sq. metres (159.8 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.4 sq. feet)



Main area: Approx. 91.5 sq. metres (984.5 sq. feet)
Plus garage, approx. 14.8 sq. metres (159.8 sq. feet)



AT A GLANCE...



Versatile living accommodation
with potential to redesign



Fitted kitchen with handy utility
room



Four bedrooms



Family bathroom, ensuite &
downstairs cloakroom



Generous rear garden



Off road parking & garage





SELLER'S SECRET

This has been the perfect family home for us over the past 30 years, filled with wonderful memories. Now, it's time for a new family to make it their own and enjoy it just as much as we have. The garden has been a real highlight, offering plenty of space for children to play, family gatherings, or simply relaxing outdoors. The location couldn't be better, with excellent schools nearby and fantastic road links.



Why we like it....

We can see great potential in this home. The wall between the dining room and kitchen is just calling out to be opened up, offering the perfect opportunity to create a stylish open-plan living space that suits modern lifestyles. With the generous rear garden, there's also scope to extend the property further if desired (subject to the necessary planning permissions), making this a home that can truly grow with you

To buy or not to buy....

OSCAR JAMES

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