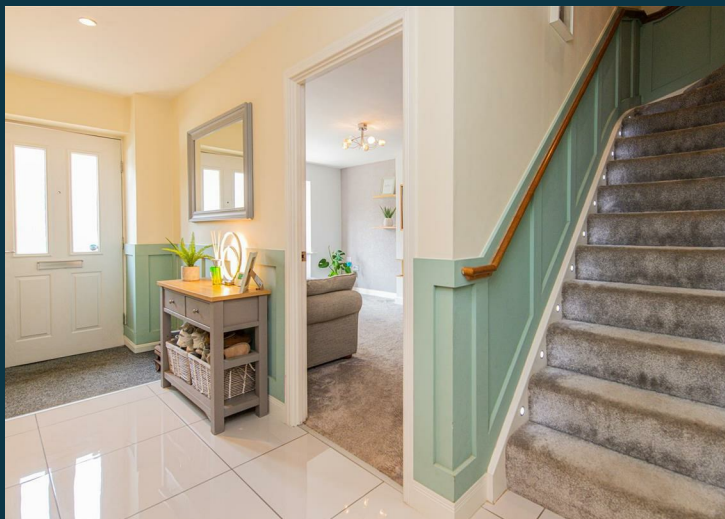


2 Pippin Lane
Higham Ferrers
NN10 8FH

Offers in excess of £400,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Situated within the ever-popular market town of Higham Ferrers, this four-bedroom detached executive home is presented in immaculate condition throughout and offers spacious, versatile accommodation ideal for modern family living. Conveniently located within walking distance of schools, the historic Market Square and its excellent selection of shops, cafés, pubs & restaurants.

The entrance hall leads to a beautifully presented ground floor. The heart of the home is the impressive modern kitchen/diner complemented by a separate utility room, large storage cupboard and a convenient cloakroom.

The generous lounge features a media wall whilst the garage has been partially converted to create a versatile additional room, ideal as a home office or playroom whilst still retaining valuable

storage space within the remaining garage.

Upstairs, the property continues to impress with four double bedrooms and a family bathroom. The current owners have further enhanced the home by creating an additional en-suite, meaning both the master bedroom and bedroom two now enjoy their own private shower rooms, providing an ideal layout for larger families or guests.

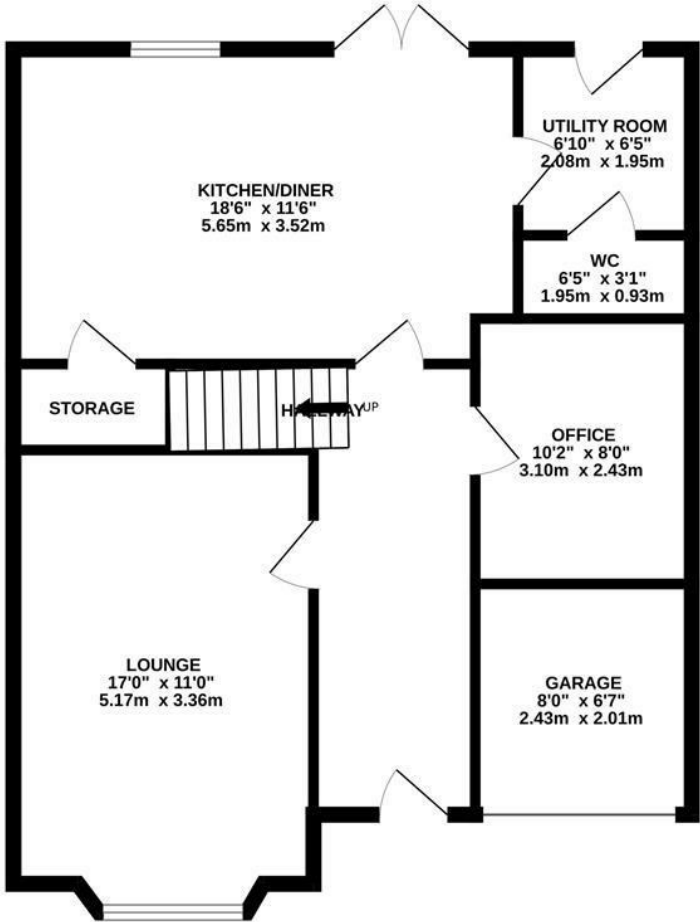
Outside, the landscaped rear garden is well balanced with patio providing plenty of seating and a home office pod. To the front, a driveway provides off-road parking and access to the remaining garage storage.

Beautifully maintained and tastefully improved throughout, this outstanding executive home is ready to move straight into and offers the perfect blend of space, quality and location

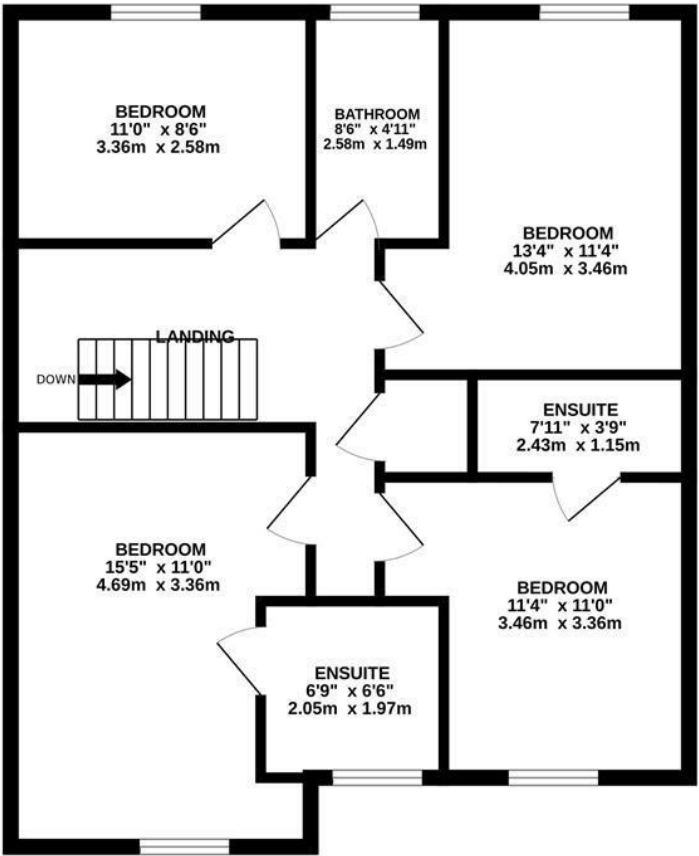
...expect excellence

Floor Plan

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Spacious living throughout



Modern kitchen/diner with separate utility



Four double bedrooms



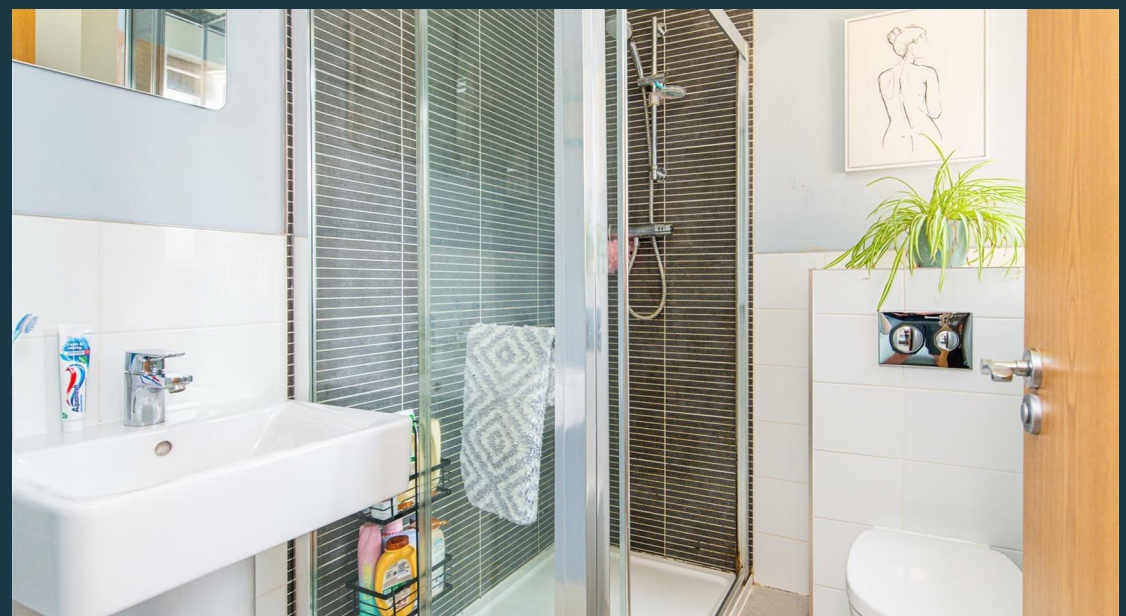
Two ensembles, family bathroom & cloakroom



Landscaped rear garden with home office pod



Off road parking & partially converted garage





SELLER'S SECRET

We have loved living here and adding our own improvements we have now found our next dream home so are very motivated to move with our next chapter!



Why we like it....

The location is FAB whether you want to walk to the local schools or stroll for a bite to eat on the market square. Its modern throughout and ready for a new owner to move straight in!

OSCAR JAMES

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To buy or not to buy....
