

12 Nightingale Way  
Higham Ferrers  
Rushden  
NN10 8PR

£475,000



OSCAR JAMES

...expect excellence





## WHAT'S GREAT?

Located on the sought-after David Wilson development in Higham Ferrers, this stunning five double bedroom detached family home offers fantastic living space across three floors. Positioned just a stone's throw from the popular Rushden Lakes Shopping & Leisure Complex plus fantastic road links on your doorstep, the location is as convenient as it is desirable. This home has been thoughtfully extended with the addition of a superb loft conversion, creating a spacious master suite on the second floor.

Upon entering, you're welcomed into a generous hallway that provides access to all ground floor accommodation. The lounge is a great size and enjoys a bay window to the front. The kitchen/diner is equally impressive, featuring a floor-to-ceiling box bay window that floods the room with natural light and provides ample space for a large dining table. A separate utility room adds convenience while an additional reception room offers flexibility ideal as a home office, playroom, or snug depending on your needs. A ground floor cloakroom completes the downstairs layout.

Upstairs on the first floor are four well-proportioned bedrooms. The former master bedroom benefits from built-in wardrobes and an en-suite shower room, while bedroom five also offers built-in storage. The family bathroom is fitted with a four-piece suite including both bath and shower.

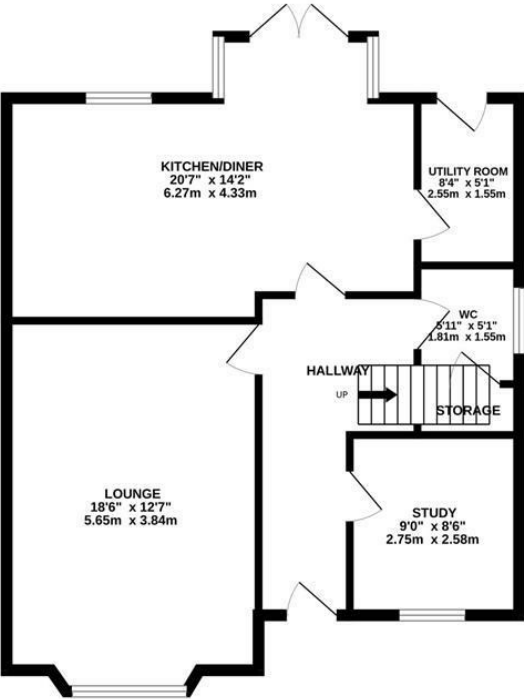
The second floor hosts the newly created master suite a wonderful, light-filled space with Velux windows and ample space. Off the landing is an additional room currently used for storage and dressing, which could easily be converted into a bathroom to serve the top floor. The master also benefits from a built-in cupboard and generous eaves storage.

Outside, the rear garden is private featuring both patio and lawn. There's also a large space behind the garage, providing further potential. Gated access leads to the detached garage and driveway, offering secure off road parking.

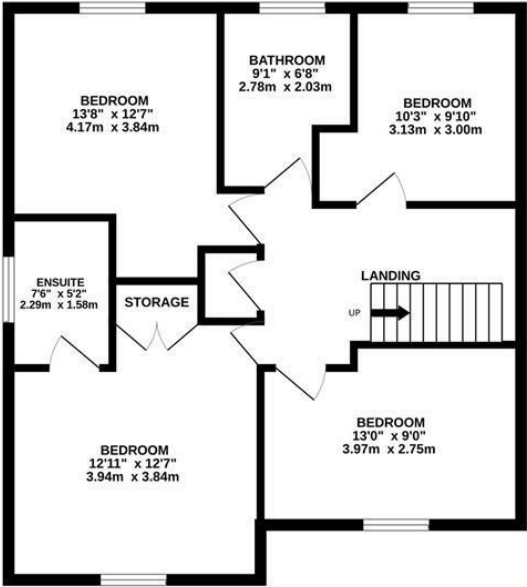
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# Floor Plan

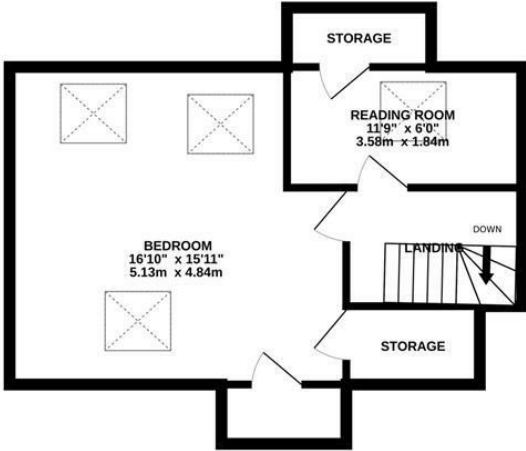
GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



2ND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1865 sq.ft. (173.3 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



Large kitchen/diner & utility room



Five double bedrooms



Downstairs cloakroom, ensuite & family bathroom



Private rear garden



Off road parking & garage









# SELLER'S SECRET

We've loved living here since the day it was built - it's been the perfect family home for us. The location has been ideal with Rushden Lakes just around the corner and everything we need close by. Over the years, we've carefully added to the space, especially the loft conversion, which gave us a beautiful master suite. It's a home that's grown with us, and we hope the next owners enjoy it as much as we have.



## Why we like it....

Having been owned by the same family since new, this home has been thoughtfully maintained and enhanced to a high standard. Within a fantastic location near Rushden Lakes makes it a standout plus the addition of the top-floor master suite is a real highlight, offering something truly special.

# OSCAR JAMES

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To buy or not to buy....

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