

82 Northampton Road  
Higham Ferrers  
NN10 8AN

£375,000



OSCAR JAMES

...expect excellence



## WHAT'S GREAT?

NO CHAIN – PART EXCHANGE AVAILABLE (Subject to Terms & Conditions)

This is a fantastic opportunity to acquire this fabulous three-bedroom detached family home, beautifully presented & thoughtfully extended to provide spacious accommodation across three storeys. Boasting three generous double bedrooms, a refitted kitchen, modern bathrooms and a wonderful mature garden.

Ideally positioned in a prime location, this impressive property enjoys the best of both worlds. Rushden Lakes & the Market Square are both within walking distance, whilst excellent road links are conveniently located on the doorstep.

Occupying an attractive plot with beautiful front & rear gardens, the property offers exceptional kerb appeal & a wealth of outdoor space. There is off-road parking to the front, alongside a substantial tandem garage providing excellent storage, workshop potential or scope for conversion.

Upon entering, the hall provides access to all of the ground floor accommodation. The

lounge/diner is a fantastic living space, featuring French doors opening onto the rear garden & an abundance of character throughout, including a feature fireplace, high ceilings and built-in shelving.

To the rear of the property is the stunning extended kitchen/dining/family room, undoubtedly the heart of the home. Designed with family life and entertaining in mind, this superb open-plan space offers a stylish central island, integrated appliances, a lantern skylight and bi-fold doors flooding the room with natural light. A cloakroom completes the ground floor.

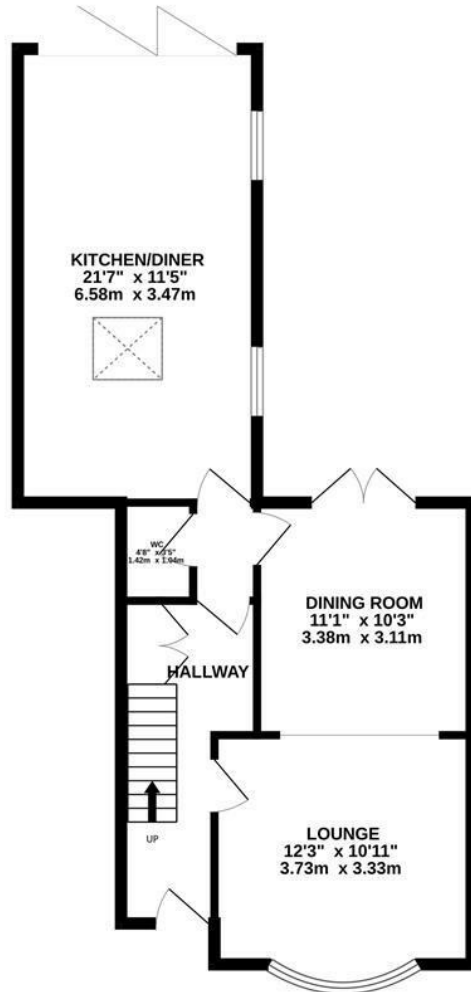
The first floor offers two spacious double bedrooms alongside the family bathroom. Stairs continue to the second floor, where the master suite occupies the entire level. Benefiting from Velux windows & an ensuite shower room.

Externally, the rear garden is a standout feature of this already impressive property with a wonderful array of mature plants, shrubs & flowers. Plenty of seating areas and gated access to the driveway at the front.

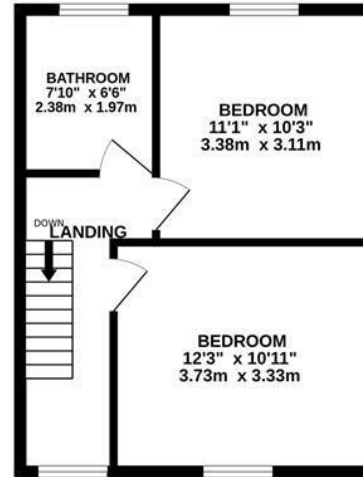
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# Floor Plan

GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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 accommodation throughout



Extended & refitted kitchen with bifolds out to the garden



Three generous double bedrooms



Cloakroom, bathroom & ensuite shower room to master



Impressive plot with stunning mature gardens



Driveway providing off road parking and substantial tandem garage





# SELLER'S SECRET

We know this property will make the perfect family home. The extension has created a fantastic hub for family life and entertaining, with a wonderful open-plan space overlooking the beautiful rear garden and bringing the outdoors in. The loft conversion and extensions have added an abundance of versatile living space, ensuring there is plenty of room for the whole family to enjoy.



## Why we like it....

Offered with no onward chain and the rare advantage of part exchange being available on a pre-owned home, this is an opportunity not to be missed. The location is excellent, while the impressive plot provides outstanding outdoor space. In addition, the substantial garage offers fantastic potential for further renovation, extension, or conversion, subject to the necessary permissions.

To buy or not to buy....

# OSCAR JAMES

1b Wharf Road | Higham Ferrers | NN10 8BQ

01933 656964

[www.oscar-james.com](http://www.oscar-james.com)

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