

Celtic Close  
Higham Ferrers  
NN10 8NX

Offers in the region of £240,000

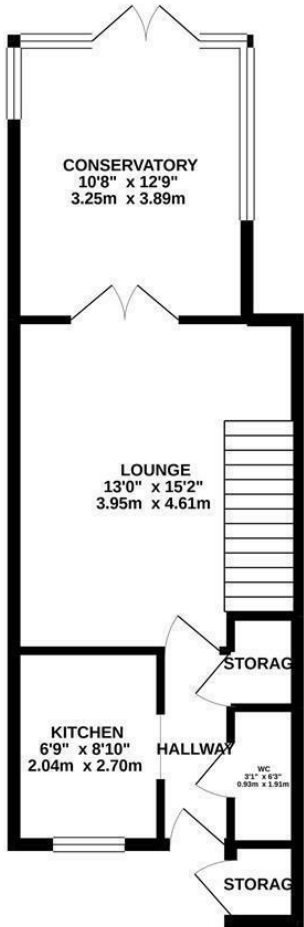


OSCAR JAMES

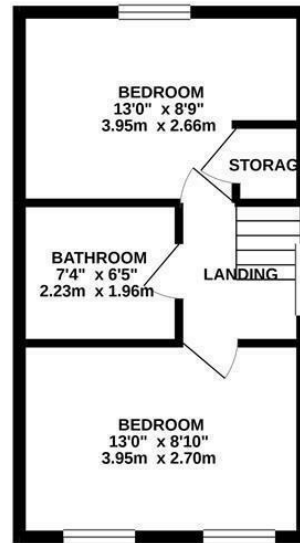
...expect excellence

# FLOOR PLANS

**GROUND FLOOR**  
458 sq. ft. (42.6 sq. m.) approx.



**1ST FLOOR**  
311 sq. ft. (28.9 sq. m.) approx.



TOTAL FLOOR AREA: 769 sq. ft. (71.5 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 living with great addition of conservatory



Fitted kitchen



Two double bedrooms



Refitted bathroom and downstairs cloakroom



Low maintenance rear garden



Driveway providing off road parking



## WHAT'S GREAT?

Offered to the market with no upper chain is this well presented two double-bedroom home, tucked away in a cul-de-sac within the sought-after location of Higham Ferrers.

This property offers well-balanced living space throughout, enhanced by a spacious conservatory featuring a stylish log burner. This versatile space is perfect as a large dining area or an additional reception room, ideal for entertaining. The ground floor also benefits from excellent storage, including under-stairs storage and an external cupboard to the front of the property, along with a cloakroom, lounge, and kitchen.

Upstairs, the property offers two generous double bedrooms and a modern refitted bathroom.

Outside, the landscaped rear garden is a great size and designed for low maintenance, with a perfect balance of patio and decking areas to enjoy outdoor living. To the front, a driveway provides off-road parking.

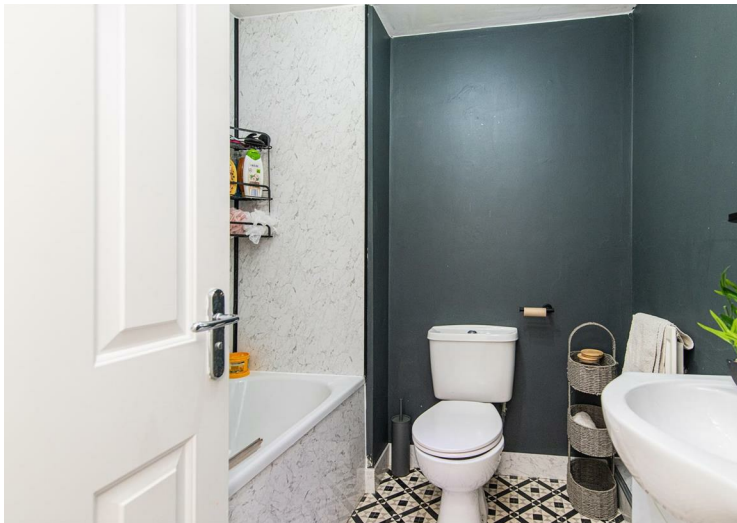
This is the perfect first-time purchase, offering excellent space in a lovely location, within walking distance of local schools, amenities, and popular pubs.

...expect excellence



# SELLER'S SECRET

This house got me onto the property ladder I loved the space that was on offer as my first home!



*Why we like it....*

It has also gone on to prove a great investment, adding further appeal for buyers seeking both a wonderful home and long-term potential.

**OSCAR JAMES**

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*To buy or not to buy....*

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