

51 Larkin Gardens  
Higham Ferrers  
Rushden  
NN10 8PE

£420,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

Situated in the market town of Higham Ferrers, this immaculately presented four-bedroom detached home is offered to the market with a stylish modern interior. Located in a cul-de-sac, the property boasts spacious accommodation throughout whilst being positioned within walking distance to the popular Rushden Lakes Shopping complex plus local amenities.

At the heart of the home is a stunning open-plan kitchen and dining area, complete with sleek modern fittings and bi-fold doors that open out to the rear garden—ideal for entertaining and indoor-outdoor living. The kitchen flows effortlessly into a generous lounge via double doors, creating a versatile and sociable living space. A cloakroom completes the ground floor accommodation.

Upstairs, you'll find four well-proportioned bedrooms and a contemporary family bathroom fitted with a three-piece suite. The master bedroom boasts a stylish refitted en-suite and fitted wardrobes, mirrored in bedroom two for added storage.

Externally, the property benefits from a private driveway and single garage, offering convenient off-road parking. The rear garden is attractively landscaped and low maintenance,

providing outdoor enjoyment without the hassle of extensive upkeep.

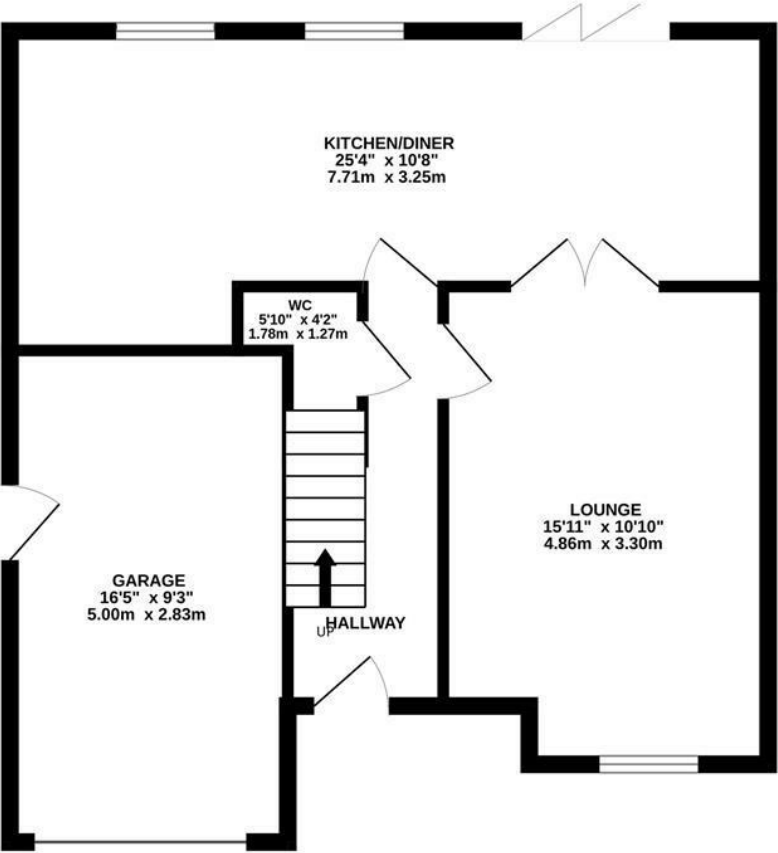
One of the standout features of this home is its proximity to the popular Rushden Lakes shopping complex, which is just a short walk away. This location offers a variety of shops, restaurants, and leisure activities, ensuring that all your needs are within easy reach.

In summary, with its contemporary interior, generous layout, and prime location, this home offers a fantastic opportunity for buyers looking for style, space, and accessibility in one complete package.

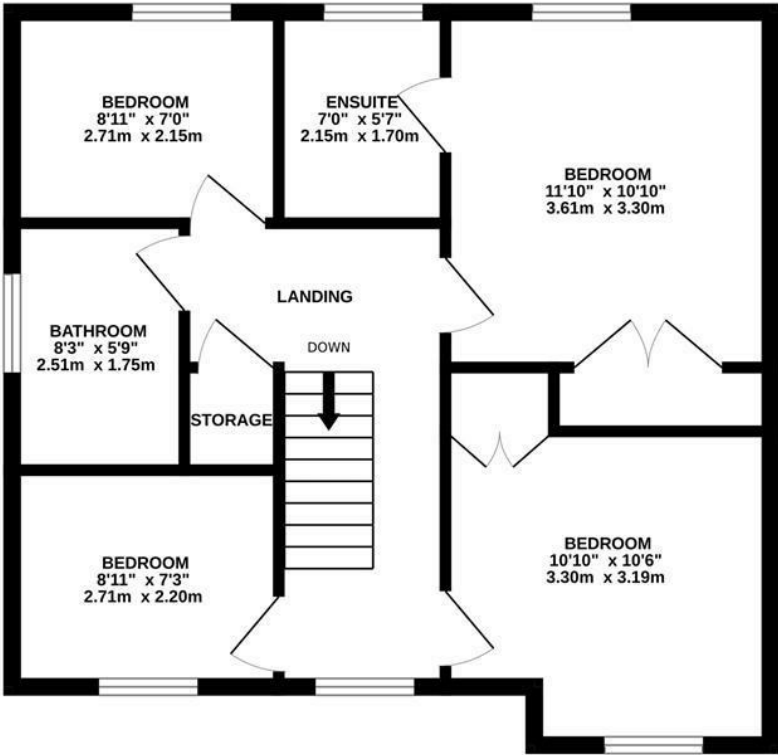
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# Floor Plan

GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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 open plan kitchen/diner



Four bedrooms



Downstairs cloakroom, family bathroom & ensuite shower room



Low maintenance landscaped rear garden



Off road parking & garage









# SELLER'S SECRET

We love to walk to Rushden Lakes whether its for a bite to eat or to do some shopping its so convenient being so close!



## Why we like it....

We love how clean and fresh this home feels. We love the Herringbone flooring and the stylish interior ready for a new owner to move straight into!

To buy or not to buy....

# OSCAR JAMES

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