

22 Manor Way
Higham Ferrers
Rushden
NN10 8BX

Offers in excess of £270,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Situated in a cul-de-sac within the desirable town of Higham Ferrers is this well-presented three bedroom semi detached home. Located just a short walk from local schools, the historic market square, a variety of pubs, restaurants and amenities. This property is ideal for families!

Upon entry, a porch opens into the hallway providing access to all ground floor accommodation. To the front, the bright and airy lounge features a large window and a charming log burner. The spacious kitchen/diner sits to the rear and is ideal for entertaining, with direct access to the garden via a rear door.

Upstairs comprises three bedrooms and a refitted family shower room. The modern three-piece suite includes stylish vanity storage.

The rear garden has been designed for low-maintenance living, featuring a balanced mix of lawn, patio, and decking—offering multiple seating areas for relaxation or outdoor dining. A courtesy door provides internal access to the garage. The property also benefits from a tandem driveway to the side, plus additional parking at the front.

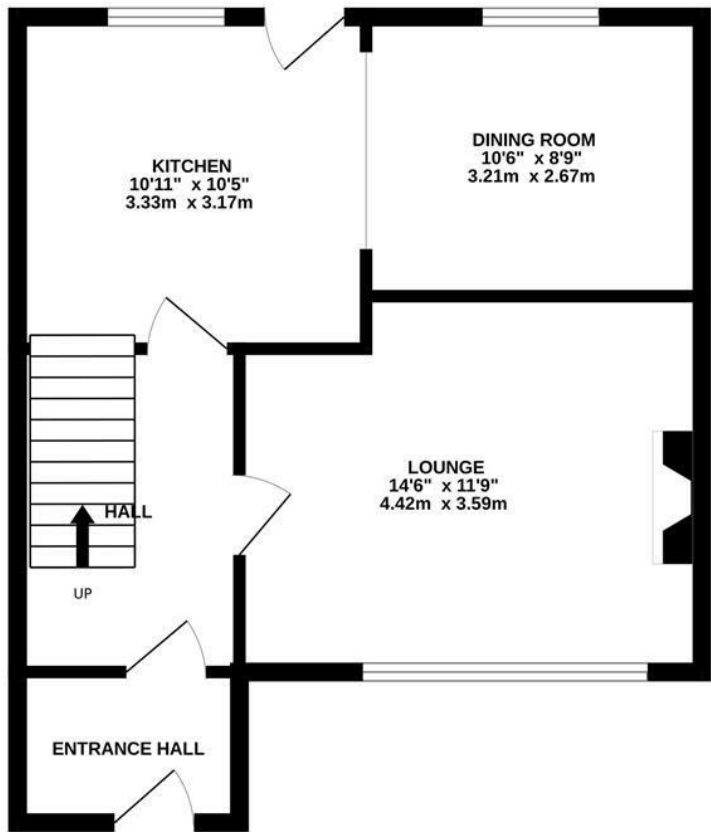
This is a fantastic opportunity to purchase a beautifully kept home in a popular and well-connected location.

Call today to arrange your viewing!

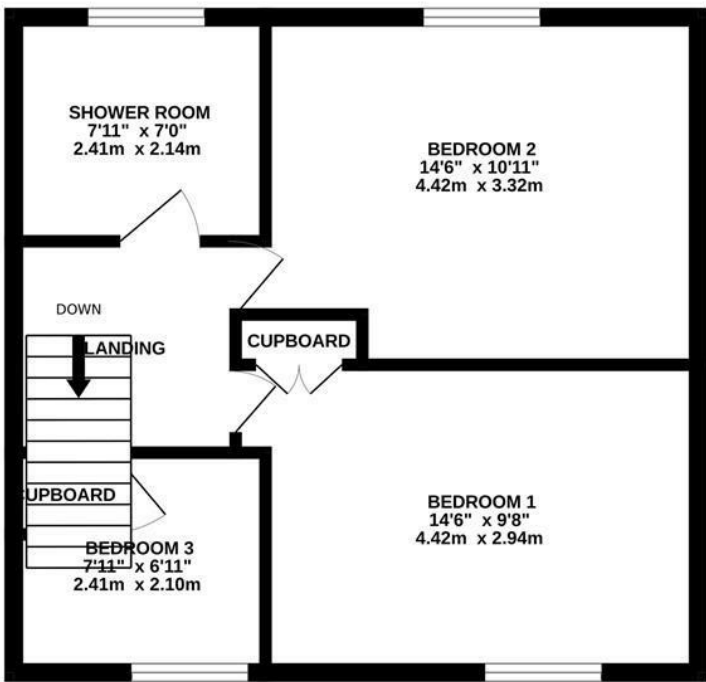
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Floor Plan

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 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 lounge with log burner



Generous size kitchen/diner



Three Bedrooms



Refitted shower room



Low maintenance rear garden



Off road parking & garage





SELLER'S SECRET

The location of the property is what really drew us in when we bought our home. We love being able to walk into the Market Square and pop to the shops as well as being able to reach Rushden lakes within minutes by car.



Why we like it....

The road links are great and the house itself is well proportioned in size. WE love the additional parking and being tucked within a cul de sac.

OSCAR JAMES

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To buy or not to buy....
