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## Grove Street , Higham Ferrers, NN10 8HX

Chain Free £235,000



Prime Choice present this spacious and characterful three-bedroom mid-terrace home, ideally positioned within the heart of Higham Ferrers, offering generous accommodation arranged over three floors and the added benefit of rear access with off-road parking.

Blending traditional features with practical modern living, the property provides two well-proportioned reception rooms, a fitted kitchen, and a ground floor bathroom. Upstairs, there are two generous double bedrooms to the first floor including an ensuite, with a further large loft bedroom occupying the entire second floor — ideal as a principal suite, guest room, or versatile home office space.

Externally, the property enjoys a private rear garden with gated access to the rear, providing valuable off-road parking - a rare benefit for homes of this style and location.

Gas radiator central heating and double glazing are installed throughout.



## Entrance Hall

Welcoming entrance hall providing access to both reception rooms and stairs rising to the first floor.

## Lounge

12'10" x 12'6" (3.91m x 3.81m)

A bright and comfortable front reception room with window to the front aspect, feature fireplace, radiator and laminate flooring. A versatile living space with neutral décor.

## Dining Room

12'10" x 11'0" (3.91m x 3.35m)

Generous second reception room ideal for formal dining or additional lounge space. Feature fireplace, radiator and window overlooking the rear aspect. Provides access to the kitchen and bathroom.

## Kitchen

14'9" x 7'3" (4.50m x 2.21m)

Fitted with a range of wall and base units with work surfaces over. Space for appliances and window to the side aspect providing natural light. Practical layout with direct access to the rear garden.

## Bathroom

Comprising panelled bath with shower over, wash hand basin and WC. Tiled walls, window to the side aspect and extractor.

## First Floor Landing

Providing access to all first-floor rooms and stairs rising to the second floor.

## Bedroom One

18'1" x 9'6" (5.51m x 2.90m)

A spacious double bedroom overlooking the rear garden with radiator and neutral décor & Ensuite.

## Ensuite

Spacious ensuite with fitted toilet, sink bath and shower

## Bedroom Two

12'10" x 11'0" (3.91m x 3.35m)

Well-proportioned double bedroom to the front aspect, with radiator and window allowing excellent natural light.

## Bedroom Three

18'1" x 16'11" (5.51m x 5.16m)

An impressive loft conversion spanning the entire second floor. Benefiting from two roof windows, ample floor space, and useful eaves storage. A superb feature of the home offering flexibility and privacy.

## Outside

The rear garden is enclosed and mainly laid to lawn with patio seating area.

Importantly, there is gated rear access providing space for off-road parking — a significant advantage for properties within this location.

## Location

Grove Street is well positioned within walking distance of Higham Ferrers High Street, local amenities, schooling and transport links. The property offers convenient access to Rushden Lakes, A45 road links and Wellingborough railway station with direct routes into London St Pancras.

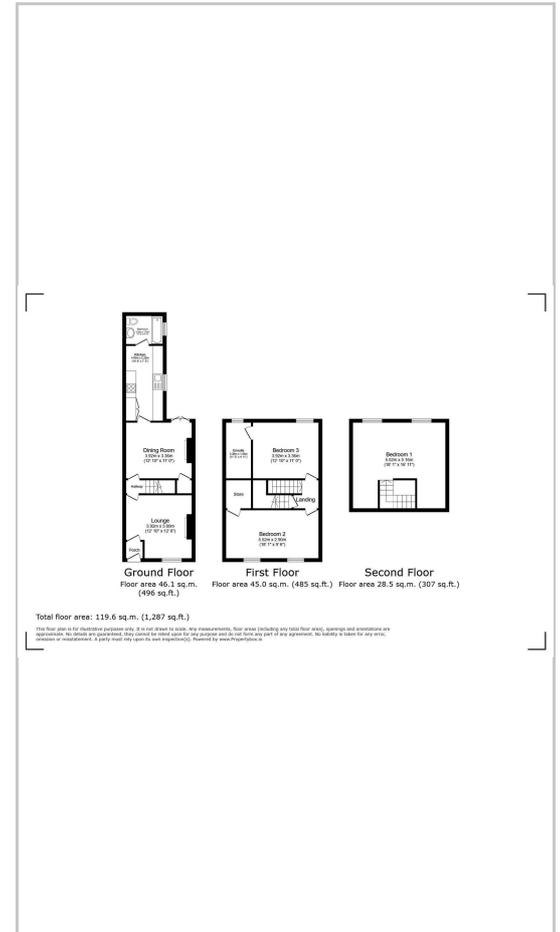
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2. Photographs: Some images may have been taken with a wide-angle lens to help show the space or layout.
3. Measurements & Fixtures: All sizes are approximate and for guidance only. Buyers should confirm before incurring costs. We have not tested any appliances or systems.
4. Title & Legal Checks: Prime Choice Ltd has not checked the legal title or planning consents. Buyers must confirm these with their solicitor.
5. Offer Process: We may request proof of deposit or an Agreement in Principle when an offer is made, to ensure vendors are dealing with serious buyers. All information is treated in confidence.
6. General Information: These details are provided to help you decide whether to view. They do not form part of any offer or contract. Buyers are advised to make their own investigations and obtain a survey before exchange.

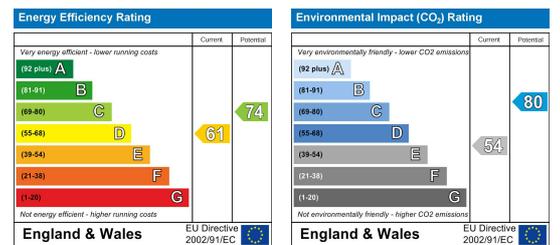
## Area Map



## Floor Plans



## Energy Efficiency Graph



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