



**20 Lancaster Street, Higham Ferrers
Northamptonshire NN10 8HY
£259,950 Freehold**

We, the Sole Selling Agents, are delighted to offer for sale this rarely available bay fronted Victorian terrace home, which, without question, has to be viewed to be fully appreciated, especially in terms of the overall space and charming feeling on offer. Situated in a sought after residential area, within comfortable walking distance of the Castle Fields recreation ground, local amenities and schools for all ages. Scope for off road parking to rear, subject to local authority permission etc. Immediate viewing advised.

- Scope For Off Road Parking To The Rear
- Ideal First Time Purchase, Family Home or Buy to Let
- Walking Distance To All Local Amenities
 - First Floor Bathroom / WC
- Rear Garden with Outbuilding
- New Consumer Unit in 2016
- Established Residential Area
- Three Bedrooms
- Lounge / Dining Room With Bay Window, Large Kitchen
- Energy Efficiency Rating - E42



Location

Lancaster Street is the first left turning off Kimbolton Road, running parallel to Grove Street and North End. The property can be found half way along on the right hand side, as identified via our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - E42

Certificate number - 2130-3902-3050-9104-6321

Accommodation

Ground Floor

Porch

Hall

Lounge 10'11" x 11'5" (3.33m x 3.48m)

Maximum measurement, plus square bay window. Fireplace and open fire facility. Large arch to dining room.

Dining Room 11'10" x 9'5" (3.61m x 2.86m)

Kitchen 16'2" x 8'5" (4.94m x 2.56m)

Plus pantry with power and light connected. Kitchen was re-fitted in 2016. Wall mounted gas fired boiler.

First Floor

Landing

Cupboard housing loft access. The loft is insulated.

Bedroom 1 10'11" x 14'6" (3.33m x 4.43m)

Plus fitted wardrobes.

Bedroom 2 11'10" x 10'11" (3.61m x 3.34m)

Bedroom 3 9'0" x 7'7" (2.74m x 2.32m)

Maximum measurement. Airing cupboard housing hot water cylinder.

Bathroom / WC

Re-fitted in 2018/19.

Outside

Front

Front forecourt. Side gate, providing access to the rear for number 20 and 22 only.

Rear Garden

Workshop. Former WC. Pipework still in place. A fully enclosed rear garden.

Scope for off road parking to rear, by way of a rear access of Wykeham Road and Kimbolton Road, running parallel to Lancaster Street and Grove Street. This of course is subject to relevant planning permissions and consent from the local authority, North Northants Council, on 01832 742 000.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

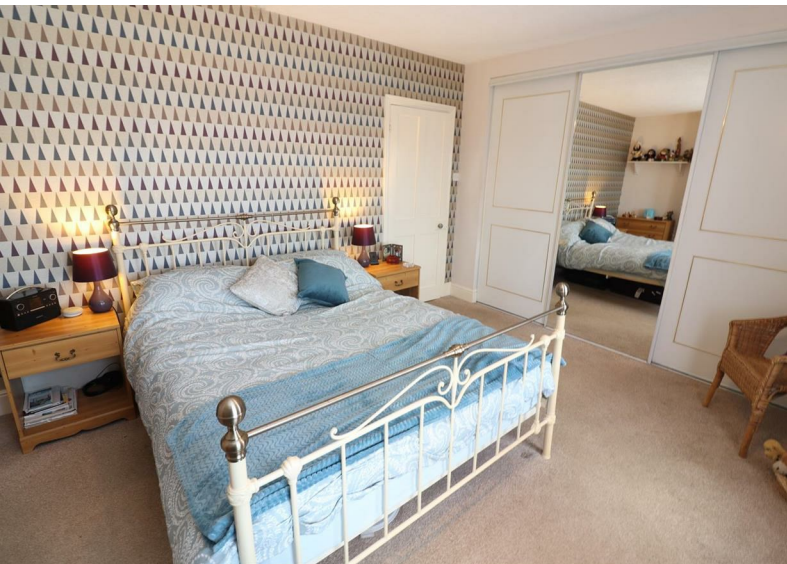
Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

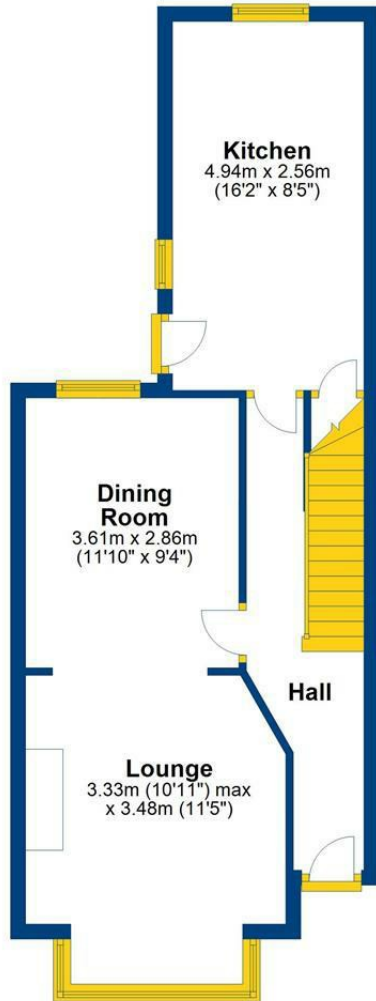
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





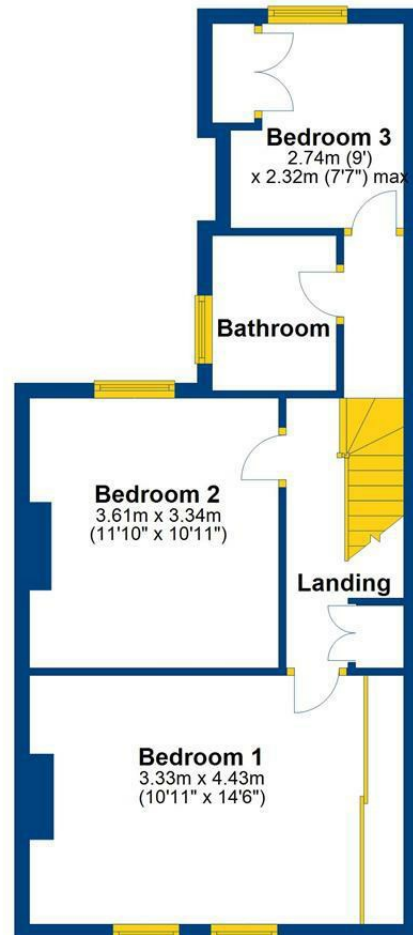
Ground Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.7 sq. feet)



Total area: approx. 92.7 sq. metres (997.6 sq. feet)