

CHARLES ORLEBAR

Estate Agents & Auctioneers



14 Larkin Gardens, Higham Ferrers, NN10 8PE

£240,000





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14 Larkin Gardens

Higham Ferrers, NN10 8PE

- No chain
- Walking distance to Rushden Lakes
- Offroad parking
- Kitchen/breakfast room
- 2 Bedrooms
- Quiet location
- Garage
- Some photos are virtually staged

Situated in a quiet and private position on the popular Larkin Gardens in Higham Ferrers, this two-bedroom semi-detached home offers an excellent opportunity for a range of buyers.

The property is move-in ready, making it an ideal choice for first-time buyers, those looking to downsize, or buy-to-let investors. Offered with no onward chain, the purchase process can be smooth and straightforward.

Externally, the home benefits from a driveway and garage, providing off-road parking. To the rear, you'll find a generously sized, private garden—larger than typically found in similar properties—perfect for relaxing or entertaining, while remaining low maintenance.

The location is a key feature, with a peaceful setting that still offers excellent access to local amenities. The estate itself boasts three parks, making it ideal for families, while schools are within walking distance. A nearby lake provides a lovely spot for walks, and a network of footpaths connects you to Rushden Lakes, Higham Ferrers High Street, and surrounding countryside, offering the perfect balance of convenience and outdoor lifestyle.

Overall, this is a well-positioned, low-maintenance home in a sought-after area, offering both comfort and convenience.



Hall

Living Room 13'10" x 12'4" (4.22m x 3.76m)

Kitchen/Breakfast Room
9'3" x 12'4" (2.83m x 3.76m)

Conservatory

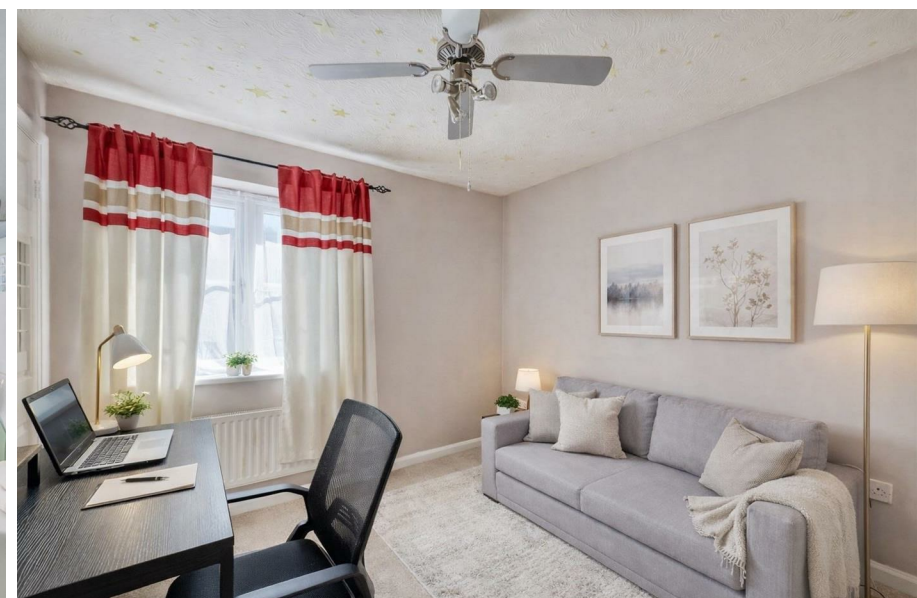
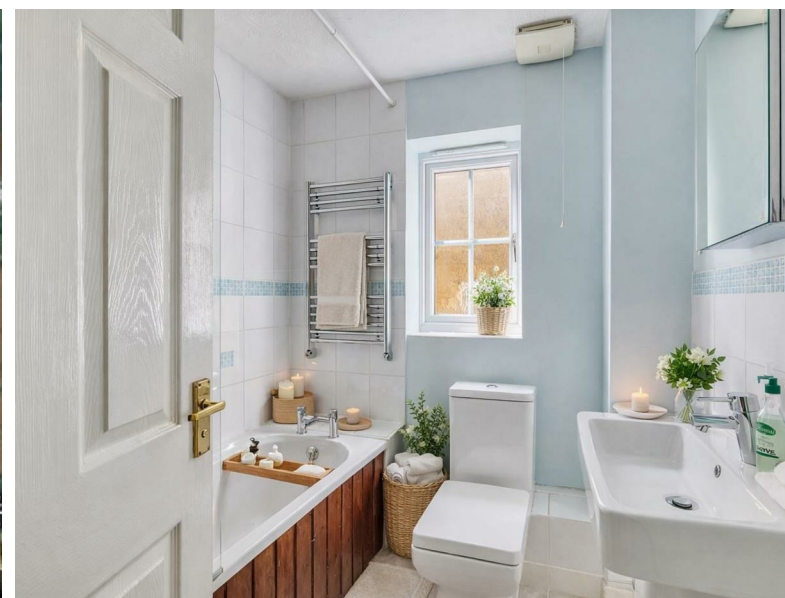
Garage

Landing

Bedroom 1 8'2" x 12'4" (2.49m x 3.76m)

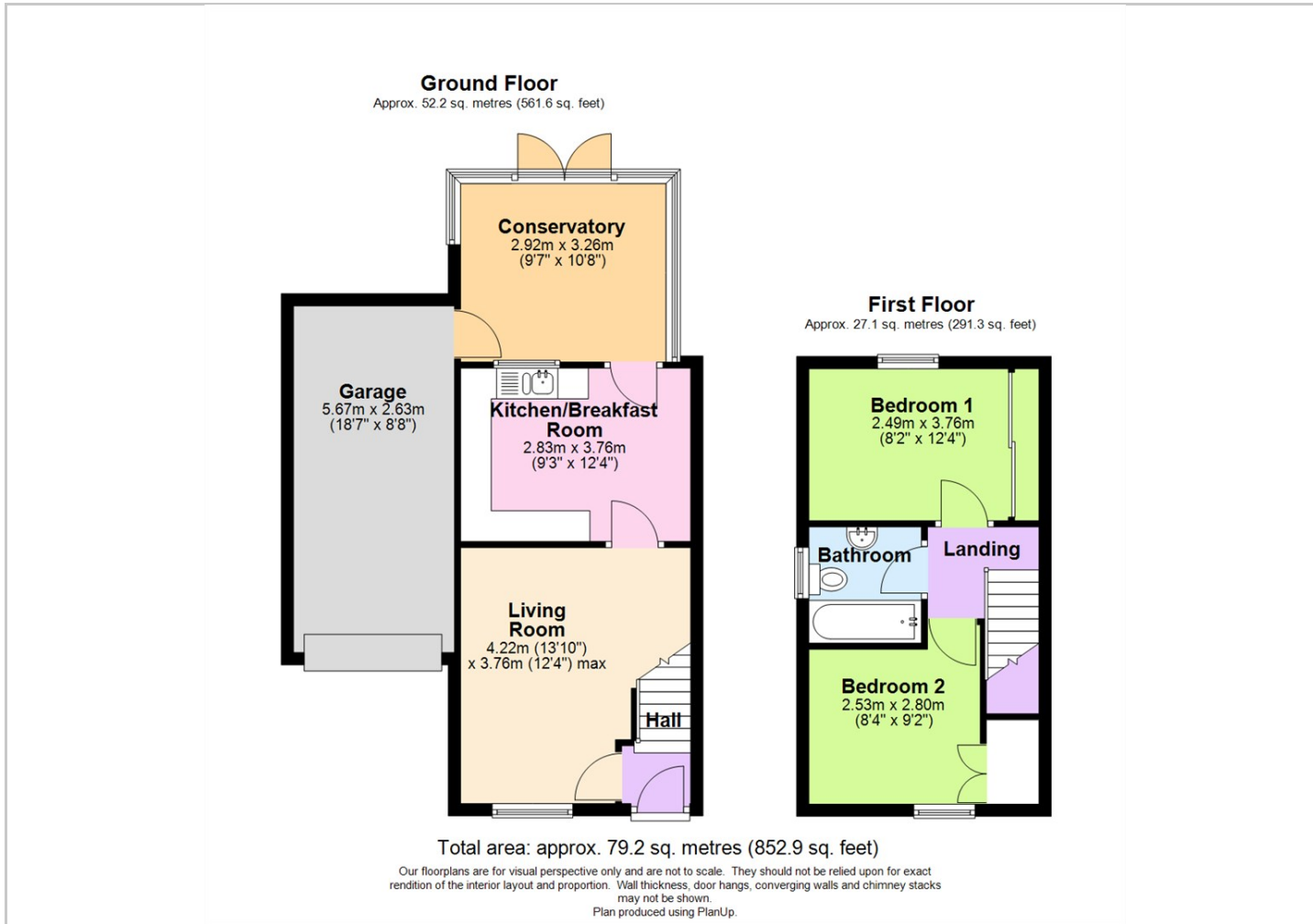
Bedroom 2 8'4" x 9'2" (2.53m x 2.80m)

Bathroom





Floor Plans



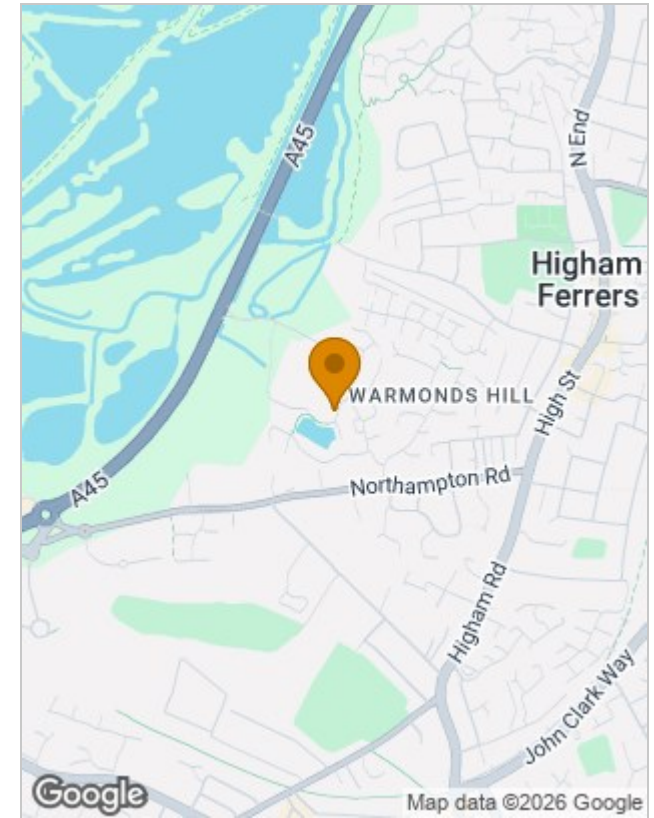
Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: B
North Northants

Tenure: Freehold