



22 Manor Way
Higham Ferrers, NN10 8BX

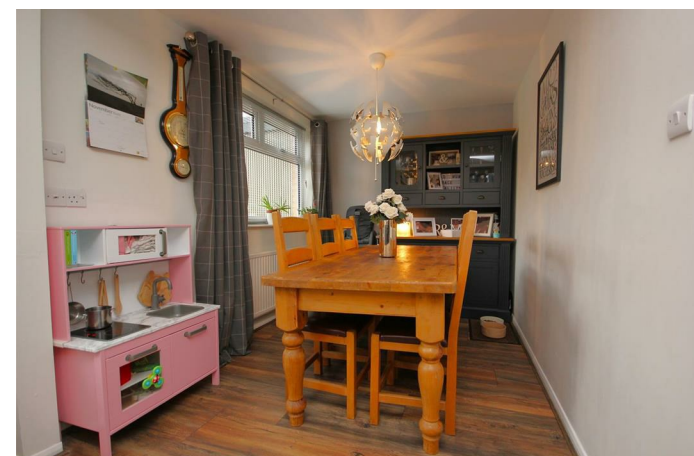


Simpson & Weekley

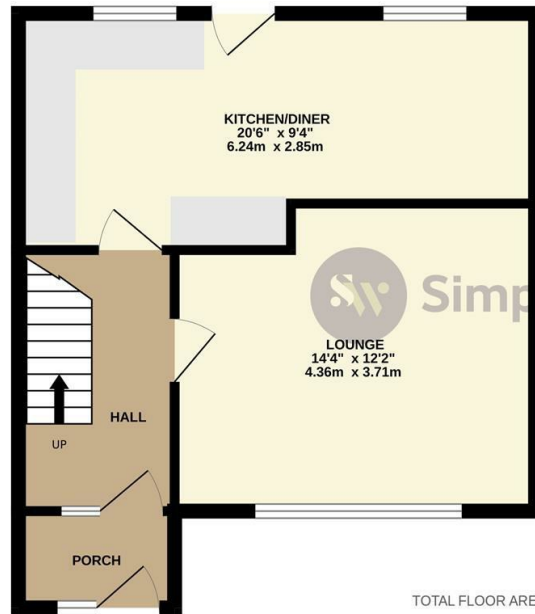
THE PERFECT FAMILY HOME Simpson and Weekley are delighted to offer to the market this wonderful three bedroom semi-detached family home. Ideally located in the historical, Northamptonshire market town of Higham Ferrers and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home is perfectly located on a peaceful cul-de-sac and boasts living accommodation set over two floors and comprising in brief; entrance porch, inner hallway, lounge with log burner and a open plan kitchen diner at the rear of the property. The first floor boasts two large double bedrooms, a single third bedrooms and a re-fitted family shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed garden to the rear, a single garage on the side of the home along with a long driveway, a front garden and a further parking area for a small car. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band B

£285,000

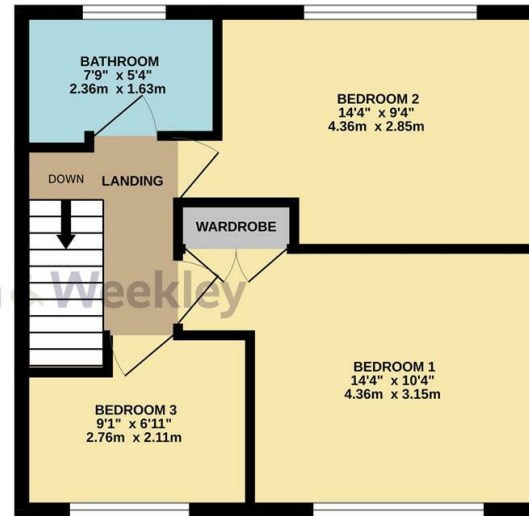
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GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

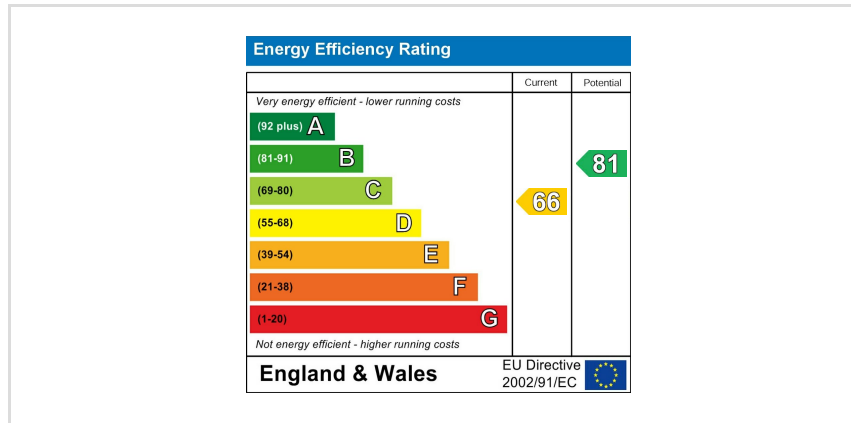


1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 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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