



28 Fitzwilliam Leys

Higham Ferrers, Northamptonshire NN10 8LY



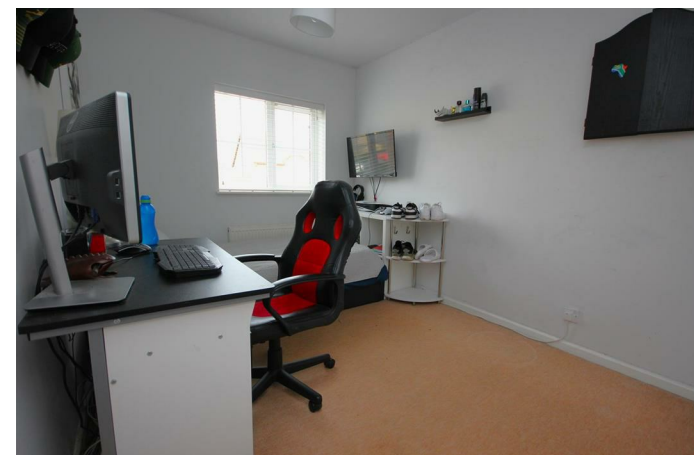
**Simpson & Weekley**

\*\*\*POPULAR LOCATION\*\*\* Offered to the market with no upward chain, located on this modern development in the market town of Higham Ferrers is this well presented four bedroom detached family home boasting separate reception rooms in addition to a kitchen/breakfast room and benefitting from gas radiator central heating, double glazing off road parking. The accommodation in brief comprises entrance hall, cloakroom, lounge, dining room and kitchen/breakfast room to the ground floor. To the first floor there are four bedrooms with an en-suite to the master bedroom and a family bathroom. Externally there is an enclosed rear garden with a good degree of privacy and a front garden with off road parking. EPC Rating D

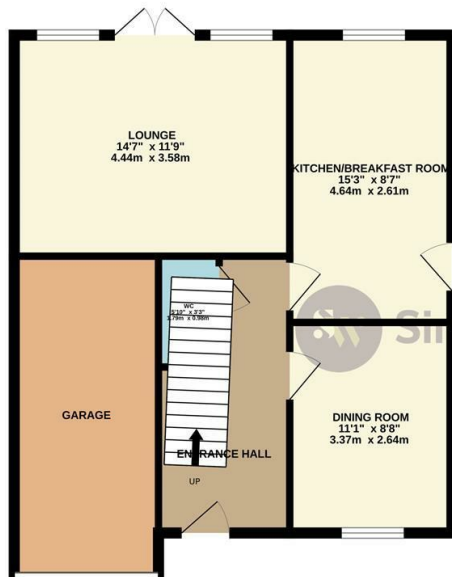


£400,000

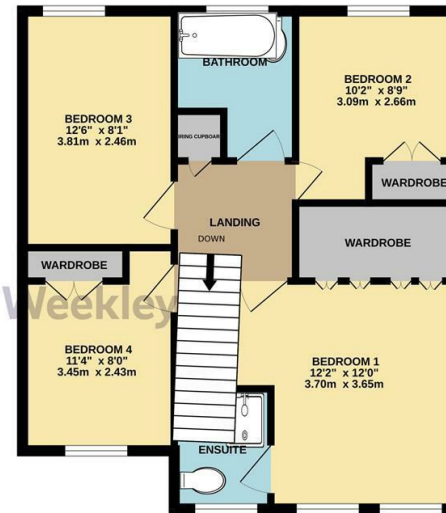
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GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.

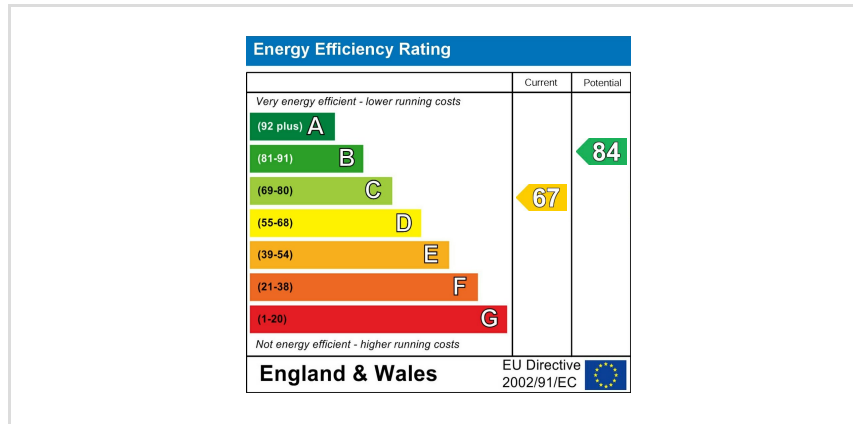


1ST FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 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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