



26 Fitzwilliam Leys

Higham Ferrers, Northamptonshire NN10 8LY

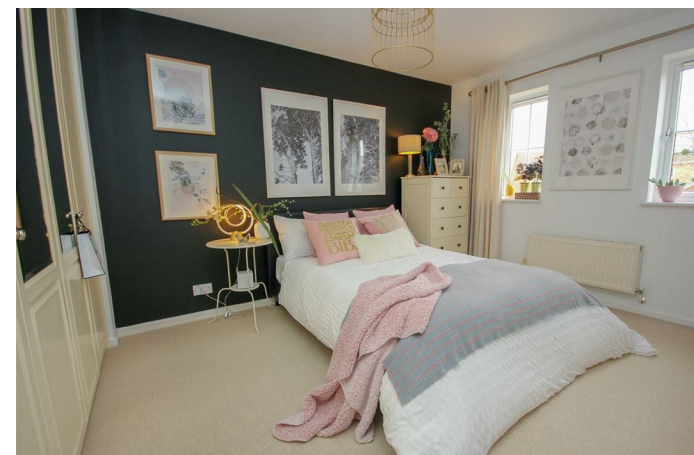


Simpson & Weekley

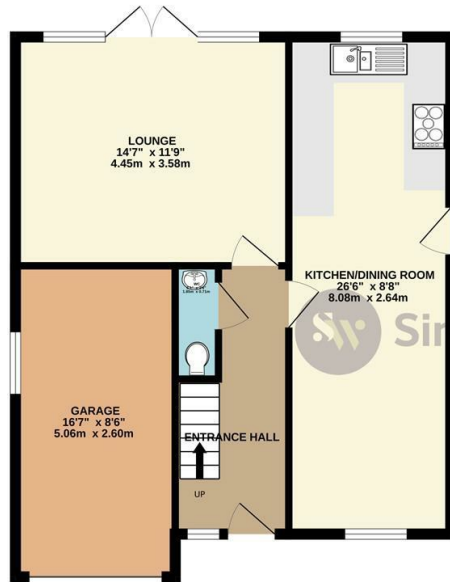
FOUR-BEDROOM DETACHED FAMILY HOME Simpson and Weekley are delighted to offer to the market this beautifully presented family home. Ideally located on the edge of the Historical Northamptonshire market town of Higham Ferrers. The property offers easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, kitchen diner and WC downstairs. The first floor offers a master bedroom with re-fitted en-suite shower room, three further bedrooms and a modern family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a mature landscaped, private rear garden, ample off street parking to the front and a part converted garage to the front of the home. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band D



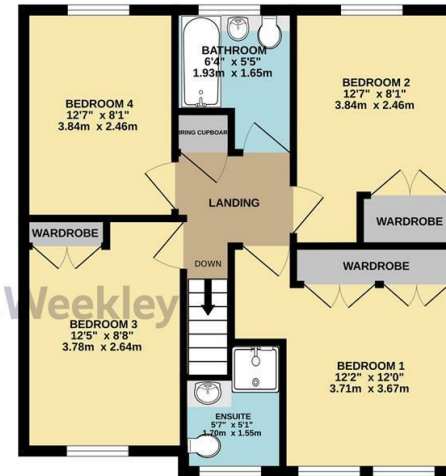
£415,000



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

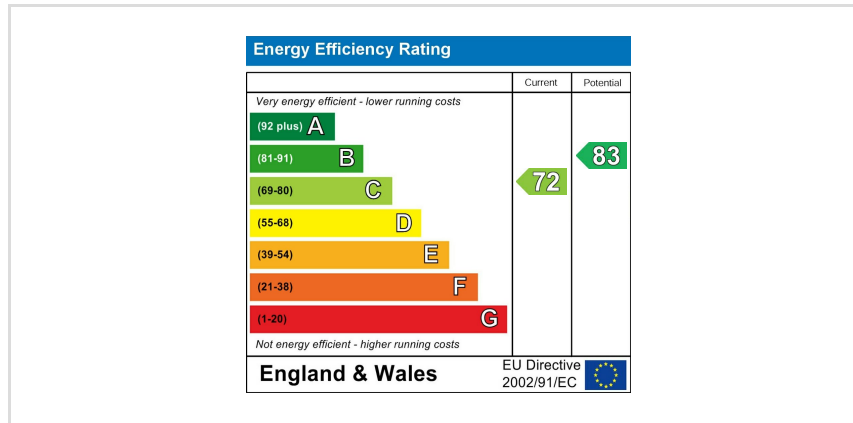


1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1200 sq.ft. (111.4 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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