



52 Windermere Drive

Higham Ferrers, Northamptonshire NN10 8NN



Simpson & Weekley

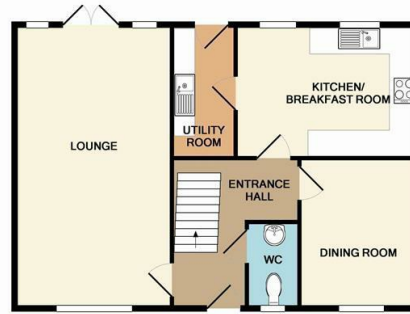
"Large Living" Offered to the market with no upward chain, set on a corner plot is this very well maintained, detached residence boasting a larger than average garden for the development and offering impressive internal accommodation. This modern home, located in the sought after market town of Higham Ferrers benefits from separate reception rooms in addition to a kitchen/breakfast room and en-suites to both the master and guest bedrooms. The accommodation in brief comprises entrance hall, cloakroom, living room stretching from the front to the rear of the property, separate dining room, kitchen/breakfast room and utility room to the ground floor. To the first floor there are four double bedrooms with two en-suites and a family bathroom. Externally there is an enclosed rear garden wrapping around the sides of the property with a lawn, vegetable growing area, large decked seating area leading to a hut tub hut, and side door to garage, all linked by a path network with shrub and shingle borders. There is also a front garden and driveway providing off road parking leading to a garage. EPC Rating C, Council Tax Band E



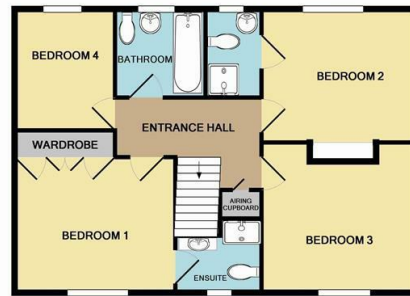
£435,000

4 4 3





GROUND FLOOR
APPROX. FLOOR
AREA 663 SQ.FT.
(61.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1318 SQ.FT. (122.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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