



52. Roman Way

Higham Ferrers, Northamptonshire NN10 8NS



Simpson & Weekley

Tucked away down the end of a cul-de-sac on a modern development in Higham Ferrers sits this modernised and very well presented, four bedroom detached family home. The property boasts a refitted open plan kitchen/breakfast room in addition to two further reception rooms, a refitted en-suite and a dressing area to the master bedroom and parking for several cars leading to a garage. Benefitting from sitting on an end plot towards the edge of the development there is a partially enclosed front garden and a family sized rear garden. The accommodation in brief comprises entrance porch, hallway, cloakroom, dining room, living room stretching from the front to the rear of the house, refitted kitchen/breakfast room and utility room to the ground floor. To the first floor there is a four bedroom house with a dressing room and en-suite to the master bedroom and a family bathroom. The property is ideally located with schools, parks, country walks and shops all within walking distance of the property and the A6 and A45 within easy reach providing links to Wellingborough and Bedford where direct trains will get you into the capital within an hours journey. EPC Rating C, Council Tax Band E



£415,000

4 3 3





TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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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