



5 Windermere Drive  
Higham Ferrers, NN10 8NN



**Simpson & Weekley**

'Move in and relax'. Situated on a tree aligned street in a popular development in the market town of Higham Ferrers sits this beautifully presented, double bay fronted, detached family home. Boasting two en-suites, separate reception rooms, a refitted kitchen/breakfast room and meticulously well maintained rear garden, this four bedroom residence cannot fail to impress. The accommodation in brief comprises entrance hall, refitted cloakroom, living room running all the way from the front to the rear of the property with a multi-fuel burner, dinning room accessed from the hallway via double doors, refitted kitchen/breakfast room and utility room to the ground floor. To the first floor there are four bedrooms with an en-suite to both the master and guest bedrooms and a family bathroom. Externally the front garden sets itself back from the street with wrought iron fencing and comes with a driveway to the side of the property providing off road parking and access to a single garage whilst the enclosed rear garden begins with a split level decking area perfect for entertaining and bbq's which leads to a lawn with bordering trees and plants and a side door to the garage. A property that simply has to be viewed to fully appreciate what is on offer. EPC Rating D, Council Tax Band E

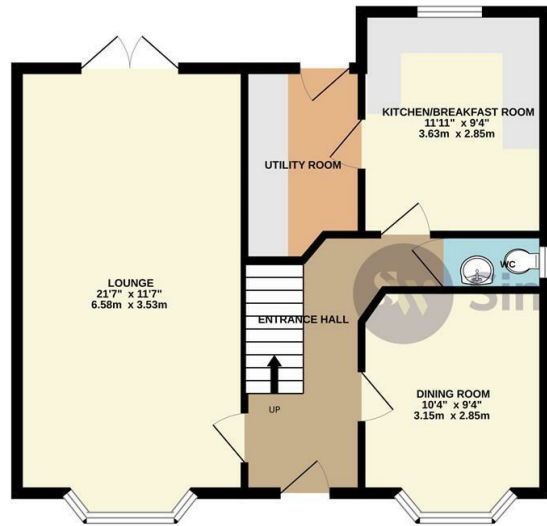


£415,000

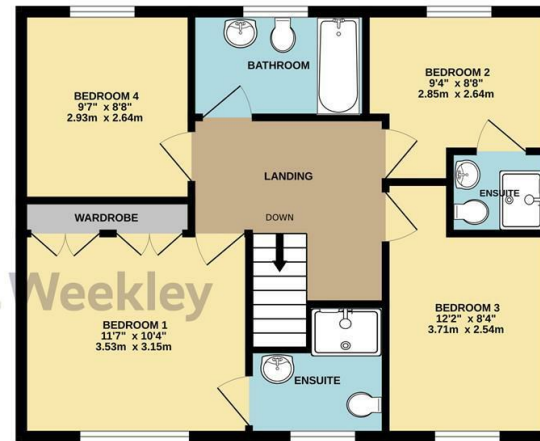
4 3 2



GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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