



3 Windermere Drive  
Northants, NN10 8NN



Simpson & Weekley

Nestled on Windermere Drive in the charming Higham Ferrers, Northants, this extended five-bedroom detached family home is a true gem waiting to be discovered. As you step into the property, you are greeted by an inviting entrance hallway leading to three reception rooms, offering ample space for entertaining or relaxation.

The ground floor comprises a lounge, dining room, extended kitchen diner, utility room, and a convenient WC. Moving to the first floor, you'll find a generously sized master bedroom complete with a dressing room and a re-fitted family bathroom. Additionally, there is another double bedroom and another re-fitted family bathroom on this floor.

Venture up to the top floor to discover a second bedroom with an en-suite shower room and two more double bedrooms, one of which is currently utilized as a study, perfect for those who work from home or enjoy a quiet reading space.

Outside, the property boasts a beautifully landscaped private rear garden, ideal for enjoying outdoor gatherings or simply unwinding in the fresh air. A converted garage offers versatility, whether you choose to use it as an office, a home gym, or a games room.

Convenience is key with a private driveway to the side of the property, providing parking space for several cars. Situated in a popular location, you'll find yourself in close proximity to an array of local amenities, including shops, schools, and the ever-popular Rushden Lakes development.

Don't miss the opportunity to make this property your own and experience the comfort and luxury it has to offer in this sought-after area.

EPC Rating D, Council Tax Band F

£515,000

 5  4  3



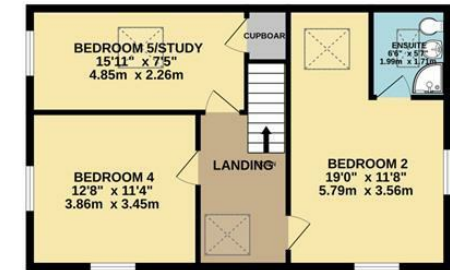
GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



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



2ND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 2151 sq.ft. (199.8 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>		
(69-80) <b>C</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>	65	77
	EU Directive 2002/91/EC	



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