



Vine Hill Drive

Higham Ferrers, Northamptonshire NN10 8EF



**Simpson & Weekley**



\*\*\*DETACHED FAMILY HOME\*\*\* \*\*\*POPULAR LOCATION\*\*\* Simpson and Weekley proudly introduce to the market this individually built two-bedroom family home. The property is perfectly located on the edge of the popular Historical Northamptonshire market town of Higham Ferrers. Overlooking Higham Town's cricket field and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home offers generous living accommodation set over two floors and comprising in brief; entrance hallway, a large lounge with two windows facing the front of the property and a large kitchen diner with patio doors at the rear of the home. The first floor boasts two large double bedrooms, both benefitting from eves, there is also a well-presented family bathroom completing the accommodation on the first floor. The home also benefits from gas central heating and double glazing throughout. Externally there is a mature front garden with a large private driveway and access to the detached single garage. To the rear of the home is a large private mature rear garden with a patio seating area and summer house. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating, Council Tax Band C

Offers In Excess Of £380,000



2



1



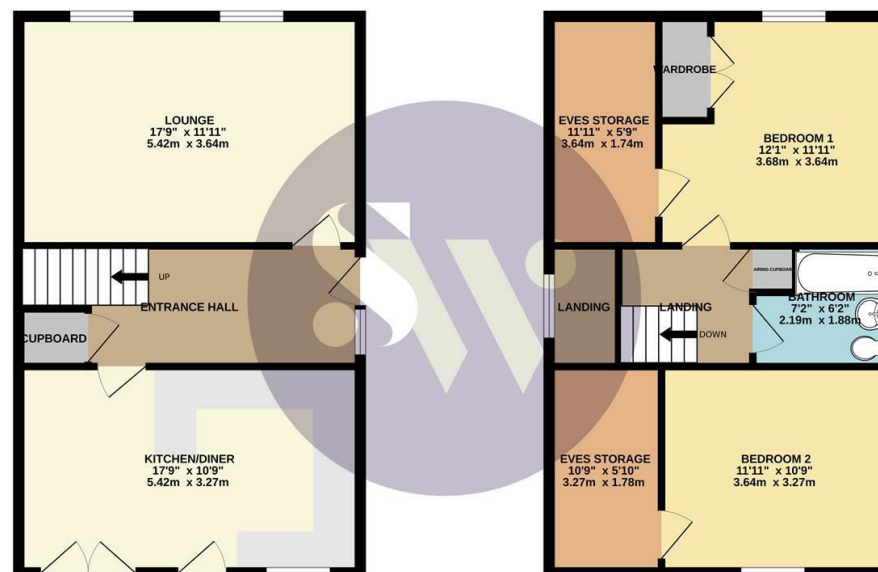
2



Simpson & Weekley

GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.

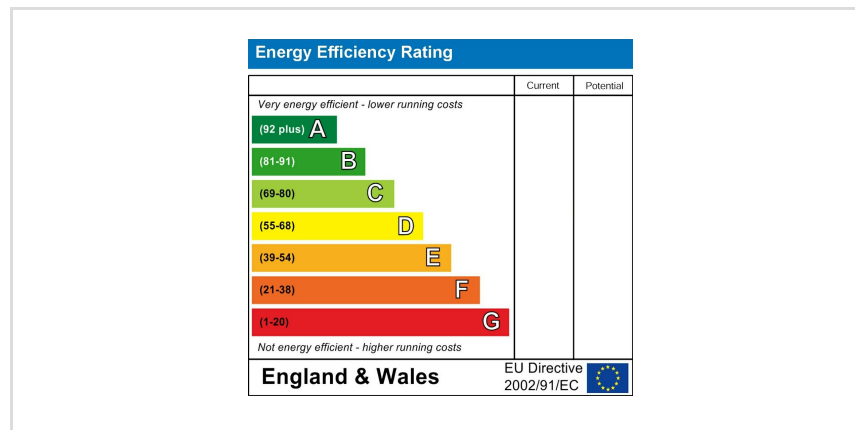
1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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