



26 Fitzwilliam Leys

Higham Ferrers, Northamptonshire NN10 8LY



Simpson & Weekley

"Stunning Condition Throughout." Set on a popular development in the historical market town of Higham Ferrers is this impressive, four bedroom detached family home. The property boasts four well proportioned bedrooms, a refitted kitchen dining room that stretches from the front to the rear of the property and further benefits include parking for several cars, gas radiator central heating and double glazing throughout. The accommodation in brief comprises entrance hall cloakroom, living room and an open plan kitchen/dining room to the ground floor. To the first floor there are four bedrooms with an en-suite to the master bedroom and a family bathroom. Externally there is a mature landscaped, private rear garden and a front garden setting the property back from the street with parking for several cars and access to a single garage. The property offers easy access to lots of local amenities including shops, schools, open countryside walks and the always popular Rushden Lakes development. EPC Rating C, Council Tax Band D

£415,000



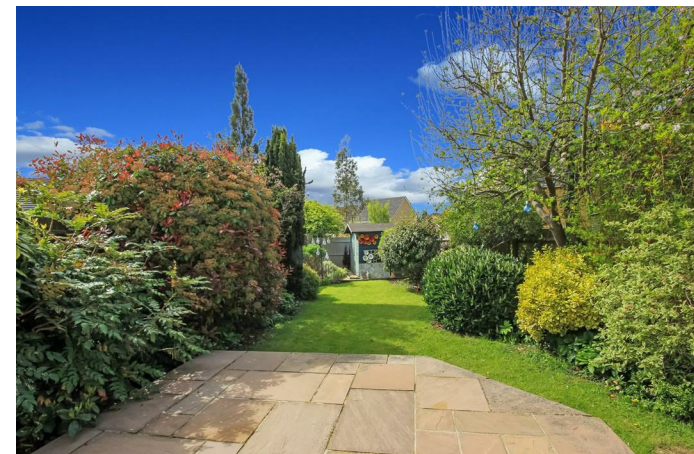
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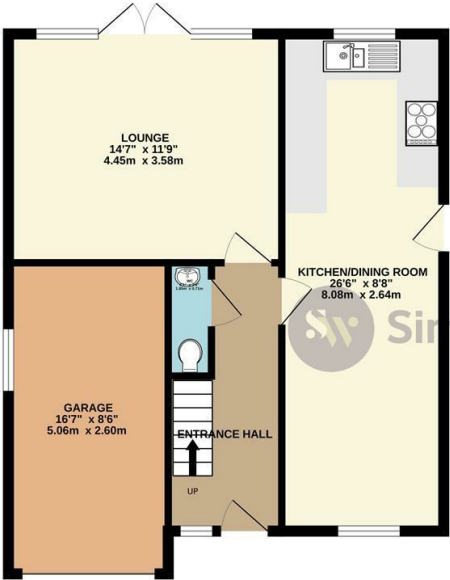


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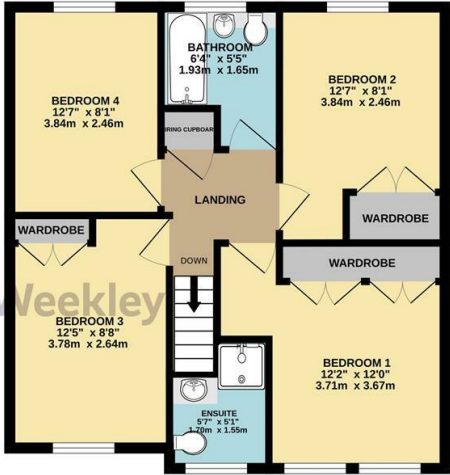


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GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



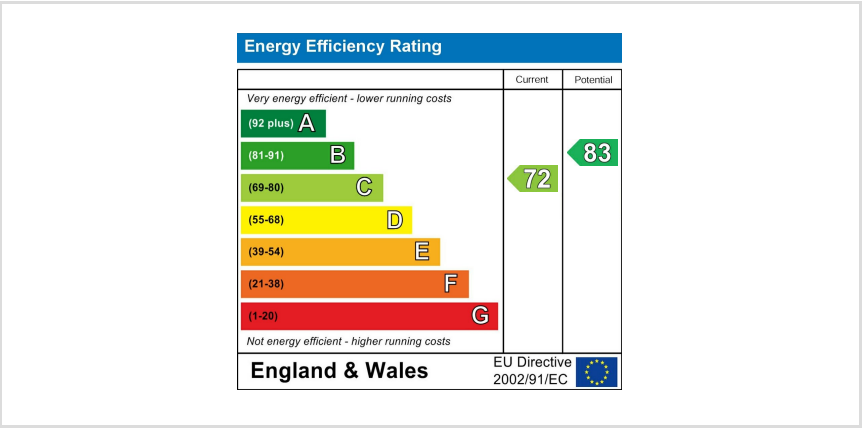
1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1200 sq.ft. (111.4 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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