



10 Grasmere Way
Higham Ferrers, NN10 8NJ



Simpson & Weekley

*****FIVE BEDROOM EXECUTIVE HOME***** Simpson and Weekley are delighted to offer to the market this wonderful family home. Ideally located in the popular Northamptonshire market town of Higham Ferrers and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The property boasts ample living accommodation set over three floors and comprising in brief; entrance hallway, lounge, dining room, kitchen diner, utility room and WC downstairs. The first floor boasts a large master suit with dressing room and en-suite bathroom. There is a further double bedroom and a four piece family bathroom on the first floor. The top floor offers a further en-suite bedroom and two further double bedrooms. The home also benefits from gas central heating and double glazing throughout. Externally there is a landscaped front garden, a detached double garage and private driveway to the side of the home and a fully enclosed private rear garden. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band F

£505,000



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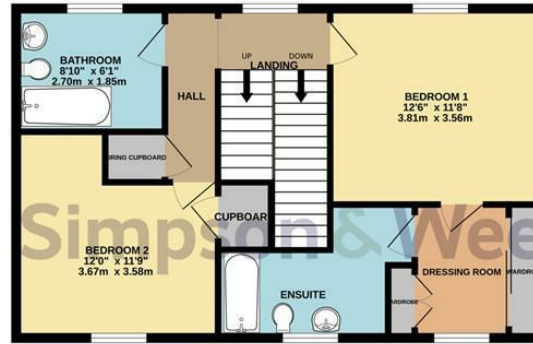


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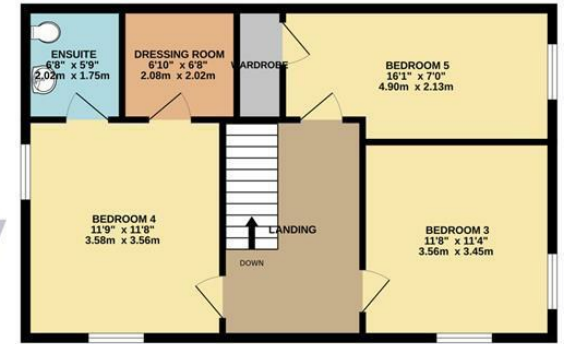
GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



2ND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1881 sq.ft. (174.8 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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