



11 Manor Way

Higham Ferrers, Northamptonshire NN10 8BX



Simpson & Weekley

"Extended semi-detached family home set in the heart of a historical market town." Situated in a cul-de-sac in the market town of Higham Ferrers is this extended three bedroom semi-detached family home. Well presented throughout and following the extension offering a spacious lounge and separate dining room in addition to a ground floor cloakroom, the property provides generous ground floor living space and also benefit from gas radiator central heating, double glazing a modern bathroom and a refitted kitchen. Popular schools and shops are all close by, the market square still holds a farmers market once a month. There are also countryside walks nearby including routes to Rushden Lakes and Stanwick Lakes and for commuters the nearby time of Wellingborough has a railway station where a direct train into London can see you in St Pancras Station in under an hour. The accommodation in brief comprises entrance hall, lounge with double doors to a dining room, refitted kitchen, side entrance and cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there is a low maintenance rear garden and a front garden with parking for several cars leading to a single garage. EPC Rating D, Council Tax Band B

Offers In The Region Of £300,000



3



2



2

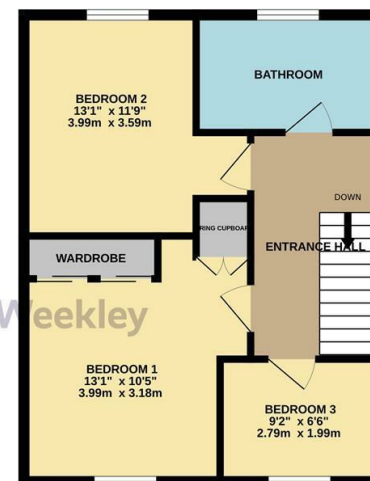


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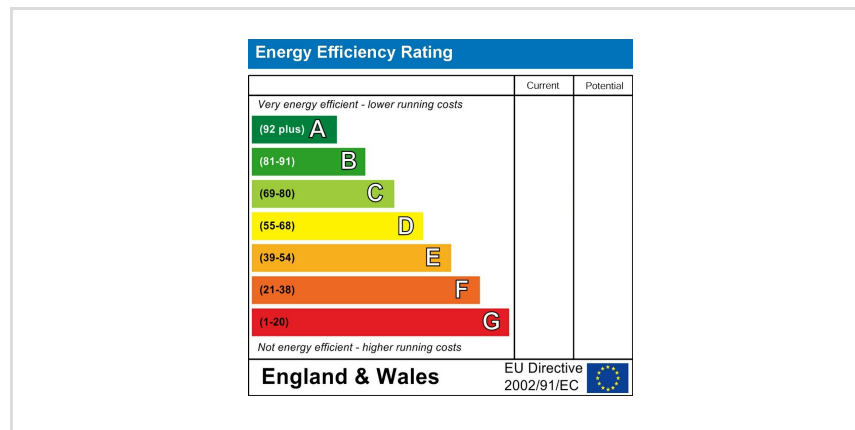
GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.1 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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