



5 Bankside
Higham Ferrers, NN10 8NY



Simpson & Weekley

Tucked away in a cul-de-sac setting, overlooking a green area is this exceptionally well presented, five bedroom detached family home. Offering fantastic bedroom accommodation set over two floors to include a dressing area and en-suite to the master bedroom, this impressive residence provides practical living space for a growing family. Upon entering the entrance hall the condition and presentation of the home is immediately evident, from the hallway there is a staircase to the first floor and doors to a large cloakroom, kitchen with space for a table to eat at and the living room comes with Oak flooring and stretches from the front to the rear of the house resulting in a light and airing reception room with French doors to the conservatory. To the first floor there is a refitted family bathroom, a master bedroom with dressing area and en-suite, two further bedrooms and stairs to the second floor where you will find a small landing with doors leading to two more double bedrooms. Externally there is a small frontage, an enclosed low maintenance rear garden and access to a single garage and off road parking. The location is very convenient with schools, shops, countryside walks, parks and even Rushden Lakes all being within walking distance. The A6 and A45 are also within easy reach providing access routes to Wellingborough or Bedford where direct trains from their respective stations will see you arriving in London within an hours journey. EPC Rating C, Council Tax Band E

£400,000



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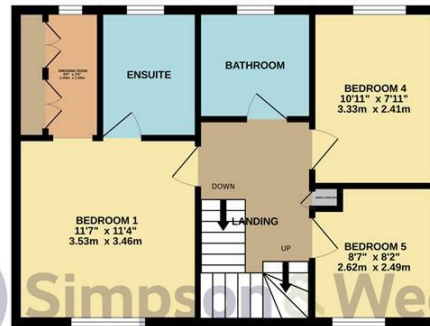


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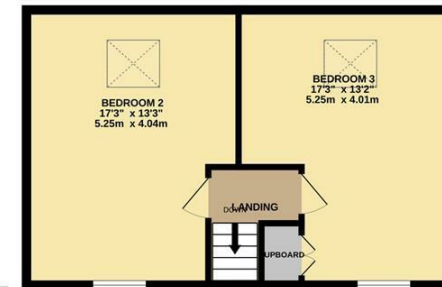
GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (150.9 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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