



68 Gardenfield
Higham Ferrers, NN10 8FL



Simpson & Weekley

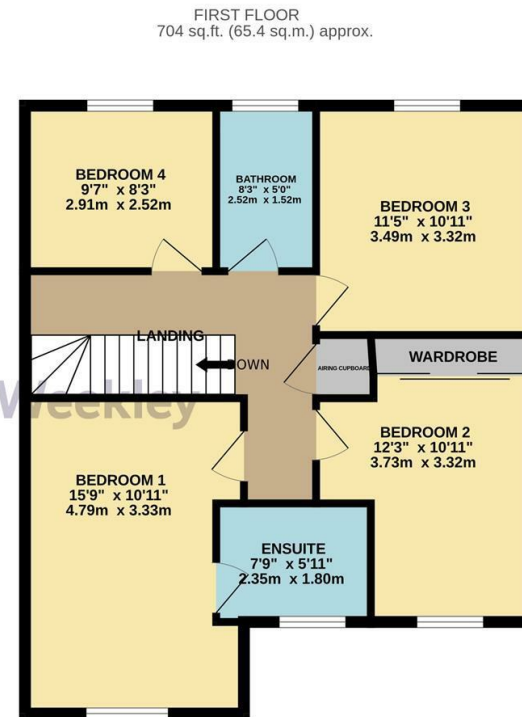
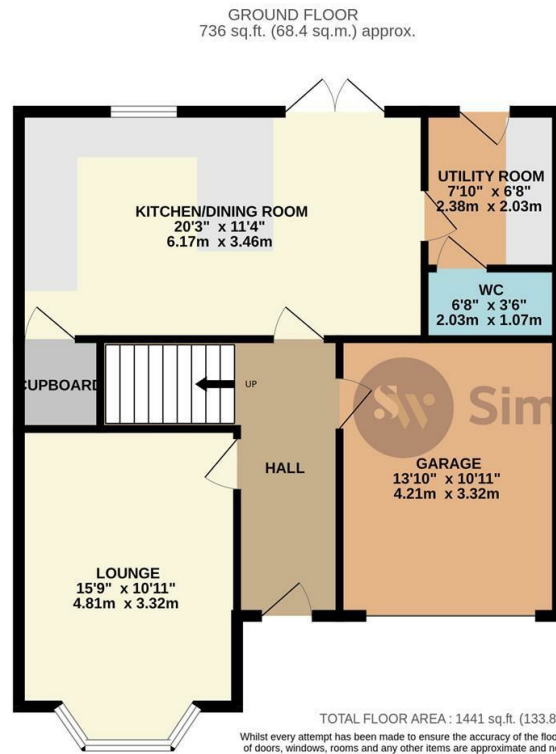
FOUR DOUBLE BEDROOMS Simpson and Weekley are delighted to offer to the market this wonderful detached family home. Ideally located on the highly sought after Gardenfields in the historical market town of Higham Ferrers. The property is perfectly positioned and offers easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is beautifully presented throughout and offers ample living accommodation set over two floors and comprising in brief; entrance hallway, bay fronted lounge, kitchen diner, utility room and WC downstairs. The first floor offers a large master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally the property also offers a fully enclosed private rear garden, a front garden, private driveway and single garage. An internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer. EPC Rating B, Council Tax Band E



£415,000

 4  3  1





TOTAL FLOOR AREA : 1441 sq.ft. (133.8 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		93
(81-91) B	84	
(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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