



1 Fitzwilliam Leys

Higham Ferrers, Northamptonshire NN10 8LY



**Simpson & Weekley**



"Dramatically altered and improved, four bedroom detached family home with a perfect layout for entertaining!" Located on a popular development in the sought after market town of Higham Ferrers sits this detached residence that has undergone big changes and improvements over the last few years to the ground floor. Now boasting a substantial, open plan L-shaped living space with clearly defined lounge and dining areas separated by the refitted kitchen, this property offers a perfect space for a growing family or even for those that like to entertain. The separate study could also work as a small snug to detached yourself from the open plan space and the utility/cloakroom brings convenience to the ground floor. The refitted kitchen showcases quartz worktops, there are integral appliances to include two eye level ovens and a microwave oven sitting above a warming draw, built in dishwasher, bin cupboard, larder unit and a wine cooler. An induction hob is accompanied by an electric rising extractor fan, there are USB sockets and a water softener. The first floor brings four bedrooms with an en-suite to the master bedroom and a family bathroom. Externally the front garden has a driveway providing off road parking and access to the garage whilst the enclosed rear garden is mainly laid to lawn with a paved patio with bordering trees and shrubery. EPC Rating Ordered, Council Tax Band E

Offers In Excess Of £475,000



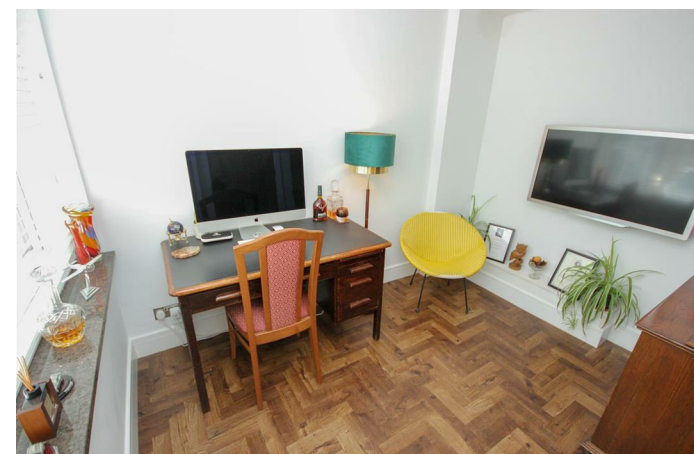
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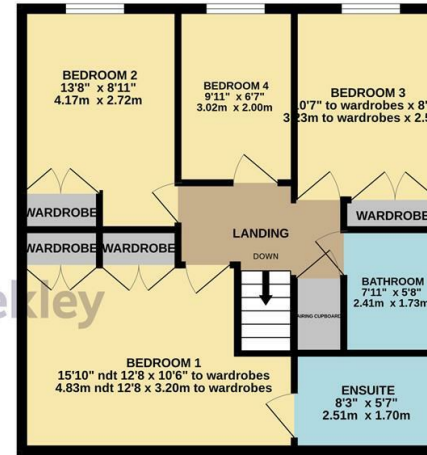
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GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1583 sq.ft. (147.1 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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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