



20 Celtic Close

Higham Ferrers, Northants NN10 8NX



Simpson & Weekley

\*\*\*OVER 1300 SQFT\*\*\* \*\*\*FOUR DOUBLE BEDROOMS\*\*\* Simpson and Weekley are delighted to offer to the market this wonderful four-bedroom semi-detached family home. Ideally located in the highly desirable historical market town of Higham Ferrers. The home is very well presented throughout and boasts ample living accommodation set over three floors and comprising in brief; entrance hallway, bedroom two, utility room and WC downstairs. The first floor boasts a wonderful modern kitchen diner with large centre island breakfast bar, a front to back lounge and a private study area. The top floor offers a master bedroom suite with en-suite and walk-in wardrobe. There are two further double bedrooms and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is fully landscaped private rear garden with two patio seating areas with one of them being covered. There is ample covered parking under a carport leading to a detached single garage. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating C, Council Tax Band E

£395,000



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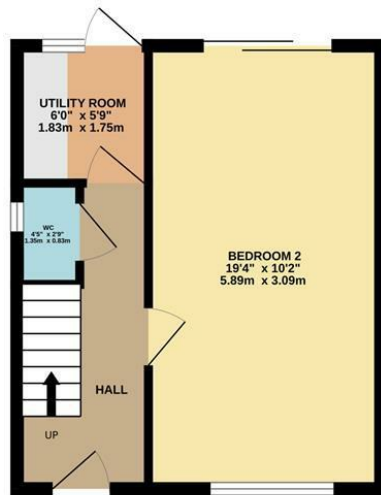


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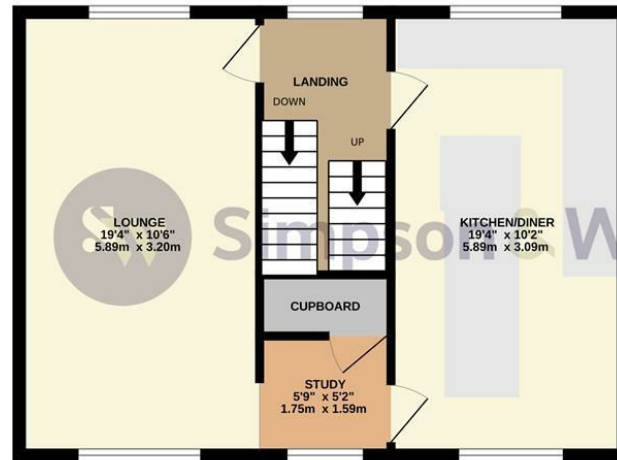


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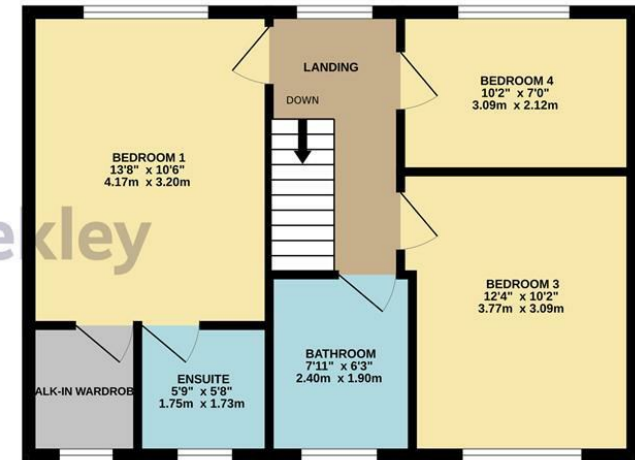
GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



2ND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.3 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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83



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Journey Personal



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