



12 Chamberlain Way
Higham Ferrers, NN10 8HH



Simpson & Weekley

Situated in the sought after market town of Higham Ferrers, set just behind the market square is this established, four bedroom detached family home. Boasting a spacious living room that could easily work as a lounge/diner, the property also comes with an additional reception room providing the opportunity for use as a separate dining room or further living room. The ground floor accommodation also boasts a conservatory, kitchen/breakfast room, utility room and cloakroom whilst the first floor offers four bedrooms with a modern en-suite to the master bedroom and a family bathroom. Externally the low maintenance rear garden is largely enclosed by boundary brick walling and the low maintenance front garden is accompanied by a driveway providing off road parking and access to a single garage. Higham Ferrers itself is an attractive market town that still retains a community feel, there are a number of independent retailers, coffee shops and pubs set on and around the High Street and the square still holds a farmer's market once a month. Just on the outside of the town on the A45 you will find the highly regarded Rushden Lakes retail and leisure complex and if you travel just a little further to the larger town of Wellingborough you can catch a direct train into London St Pancras within an hours journey, all making this an ideal property for anyone looking for a family home or wanting a property placed in a quiet yet convenient location. EPC Rating, D Council Tax Band D

£375,000



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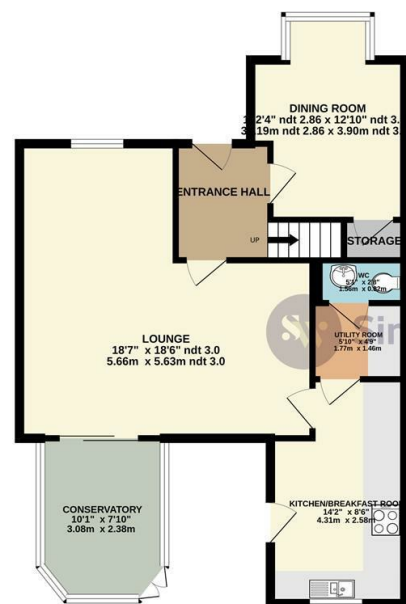


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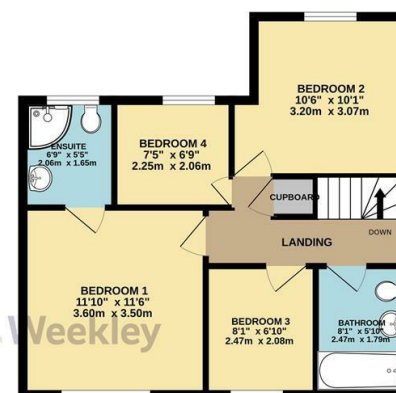


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GROUND FLOOR
679 sq.ft. (63.0 sq.m.) approx.

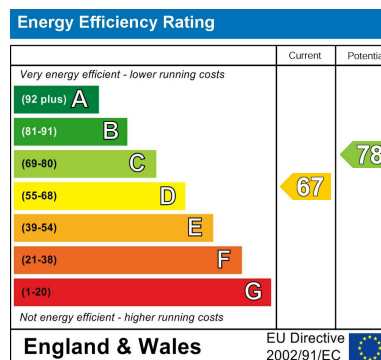
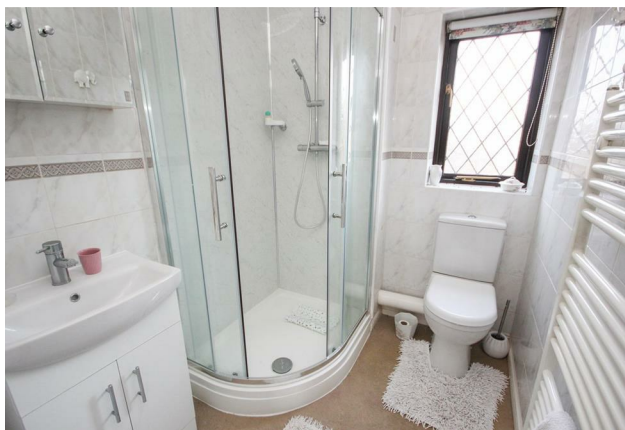


1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 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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