



19 Nightingale Way
Higham Ferrers, NN10 8PR



Simpson & Weekley

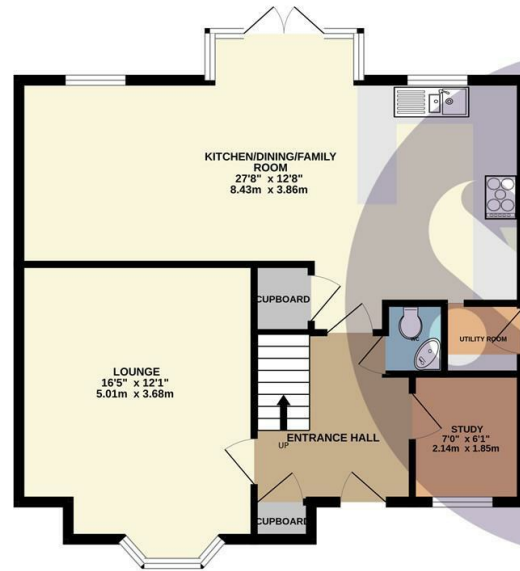
DETACHED FAMILY HOME Simpson and Weekley are delighted to offer to the market this well presented four bedroom detached family home. Ideally located on the edge of the popular Northamptonshire market town of Higham Ferrers. The property offers easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; large entrance hallway, lounge, kitchen diner family room, utility room, study and WC downstairs. The first floor boasts a large master bedroom with en-suite shower room, three further bedrooms and a family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed garden to the rear of the home, a front garden, and a garage and private driveway to the side of the property. EPC Rating B, Council Tax Band E



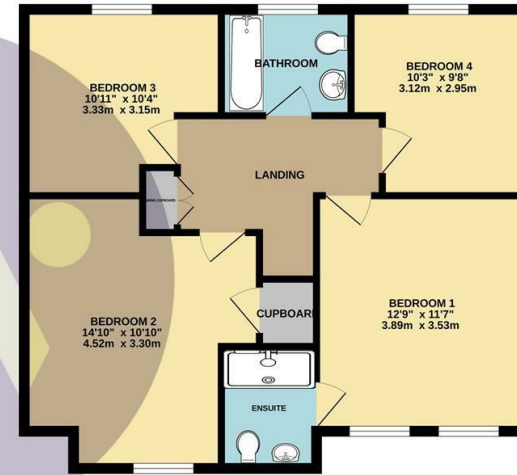
Offers In Excess Of £400,000



GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.6 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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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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01933 418917

rushden@simpsonandweekley.co.uk

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30 High Street, Rushden, Northants, NN10 0PW