



46 Midland Road

Higham Ferrers, Northamptonshire NN10 8DN



Simpson & Weekley

Positioned on the highly-regarded Midland Road in Higham Ferrers is this modern three-bedroom, semi-detached family home.

There is well-appointed living accommodation set over two floors, comprising a lovely bright entrance hall, cloakroom/WC, sizeable living room, and an open-plan kitchen/dining room with French doors to the rear garden, which is fully fence-enclosed. On the first floor are three bedrooms, two of which are doubles, an ensuite shower room and separate family bathroom. To the front of the property is a small, hedge-enclosed front garden, and to the side is off-road parking for two cars.

The property itself is situated in a sought-after location in the historic market town, Higham Ferrers, and within easy walking distance to the town centre where you will find a variety of all the amenities you could expect, and a popular farmers market which takes place on the last Sunday of the month. For commuters, there is easy access to both the A6 and the A45.

EPC Rating C, Council Tax Band C.

£290,000

 3  2  1



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metroplan ©2025.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
&Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW