



4 Pippin Lane

Higham Ferrers, Northamptonshire NN10 8FH



Simpson & Weekley

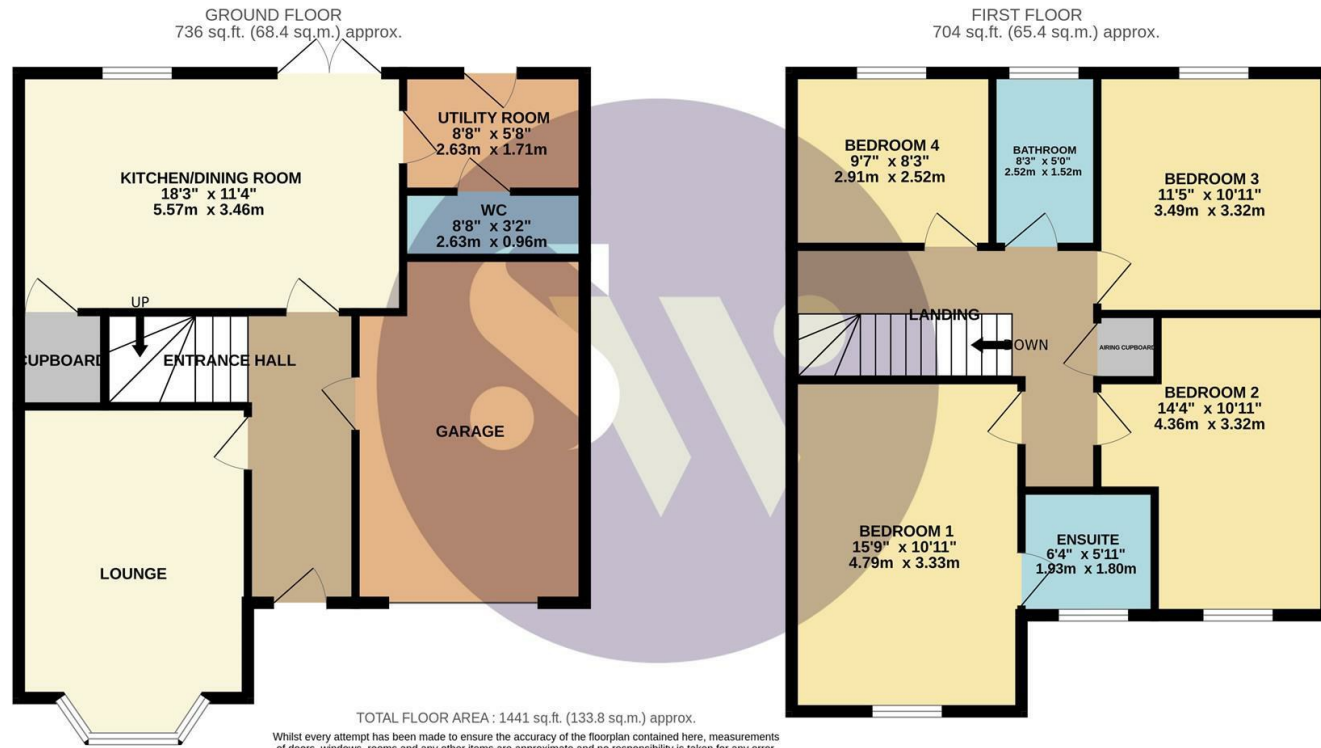
*****THE PERFECT FAMILY HOME***** Situated on a modern development in the sought after market town of Higham Ferrers is this four bedroom detached family home situated on an end plot within a cul-de-sac setting. The property boasts an open plan kitchen/dining room and benefits from a ground floor cloakroom, utility room and en-suite to the master bedroom. The accommodation in brief comprises entrance hall, cloakroom, living room, kitchen/dining room and utility room to the ground floor. To the first floor there are four bedrooms with an en-suite to the master bedroom and a family bathroom. Externally there is an enclosed rear garden and a front garden with off road parking leading to a single garage. EPC Rating B, Council Tax Band E



£400,000

4 3 2





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	83	
(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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