



8 Vine Hill Close

Higham Ferrers, Northamptonshire NN10 8EH



Simpson & Weekley

Set in a corner plot, situated in a cul-de-sac located in the sought after market town of Higham Ferrers is this impressive, extended three bedroom detached bungalow. With three reception rooms, three bedrooms and a pull down ladder to a decorated loft with double glazed window, this spacious property offers fantastic single storey living space that could also easily work as a family home. The accommodation in brief comprises entrance hall, three bedrooms with an en-suite shower room to the master bedroom, modern shower room, lounge that leads through to the dining room, further reception room overlooking the garden with a large skylight window and an L-shaped kitchen with rear door to an integral single garage. Externally the low maintenance front garden provides off road parking for several cars and access to the garage whilst the enclosed well presented rear garden is mainly laid to lawn with a paved patio, shed area and further space as the garden wraps around the side of the property. EPC Rating Ordered, Council Tax Band D



Offers Over £350,000



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams 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 Metreage (2012).



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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