



BYWATER HERRING

SALES & LETTINGS

- A TRADITION OF TRUST -



Walnut Tree Court, Higham Ferrers

Offers Over £360,000



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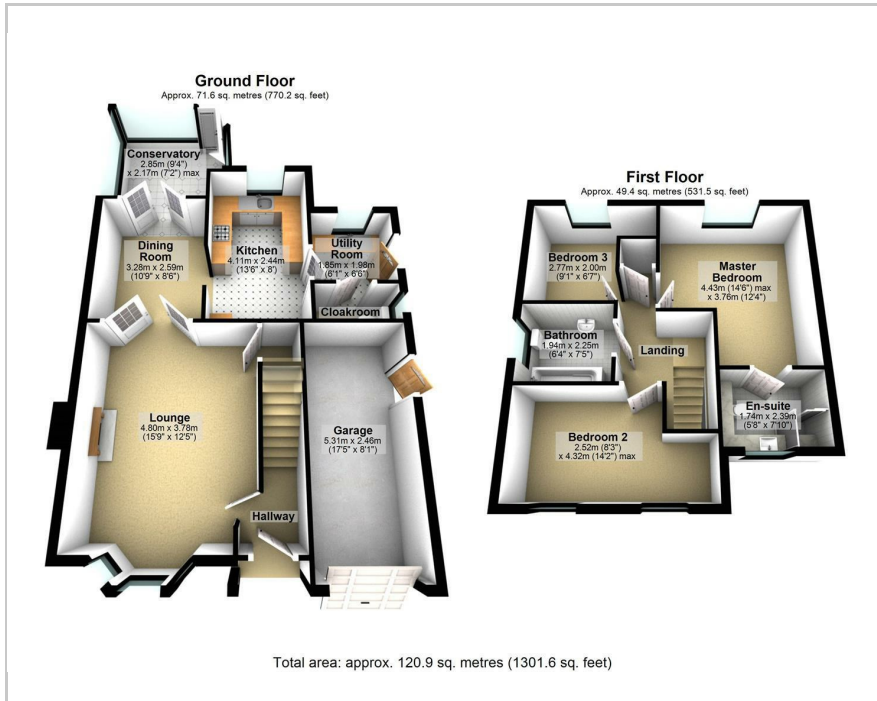


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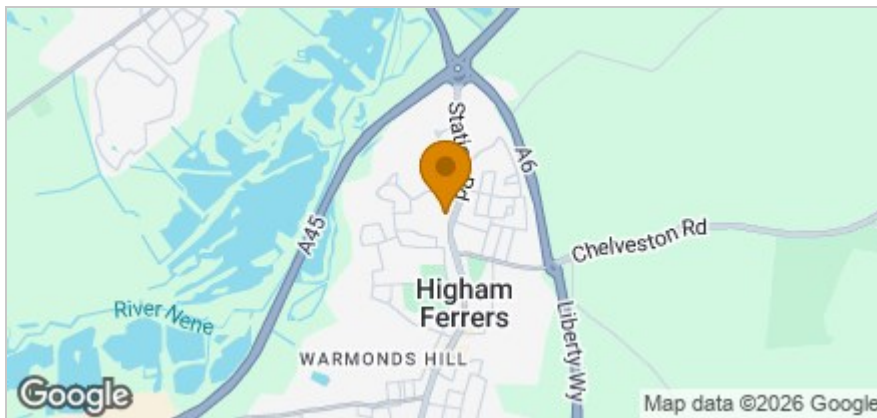


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Floor Plan



Area Map



Accommodation

- A modern, stylish home that's ready to move into and enjoy from day one
- Quiet cul-de-sac setting just a short walk from the town centre and local shops
- Three bedrooms including a spacious master with built-in wardrobes and ensuite
- Bright bay-fronted lounge with new carpets and a conservatory - perfect for slow Sunday mornings
- Modern fitted kitchen with separate utility, cloakroom and internal access to the garage
- Parking for two cars on the drive plus a built-in single garage
- Manageable back garden with patio and lawn
- Only 5 minutes to Stanwick Lakes or Rushden Lakes for walks, shops and days out
- Wellingborough trains to London in under an hour, with the A45 and A6 nearby



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(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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