



14 Heron Close
Higham Ferrers, NN10 8LN



Simpson & Weekley

Situated in a highly-regarded residential location on the edge of the historic market town of Higham Ferrers, is this modern three-bedroom property - built by the reputable David Wilson Homes.

The property offers well-proportioned accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, cloakroom/WC, a fitted kitchen/breakfast room, and a spacious open-plan living/dining area, ideal for both everyday living and entertaining. To the first floor are three generously sized bedrooms, including a principal bedroom with ensuite facilities, alongside a separate family bathroom. Externally, the property benefits from allocated off-road parking positioned directly to the front. To the rear is a fully enclosed garden, predominantly laid to lawn, providing a private outdoor space.

Higham Ferrers is a sought-after historic market town offering excellent connectivity, with convenient access to the A6 and A45. The town centre provides a range of local amenities including shops, cafés, schools, and healthcare facilities. The popular Rushden Lakes Shopping Centre is just a short drive away (or approximately a 30-minute walk), while nearby Stanwick Lakes and surrounding countryside offer an abundance of scenic walking and cycling routes.

£280,000



3



2



1



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 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 is given as to their operability or efficiency can be given.
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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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