



**BYWATER HERRING**  
SALES & LETTINGS

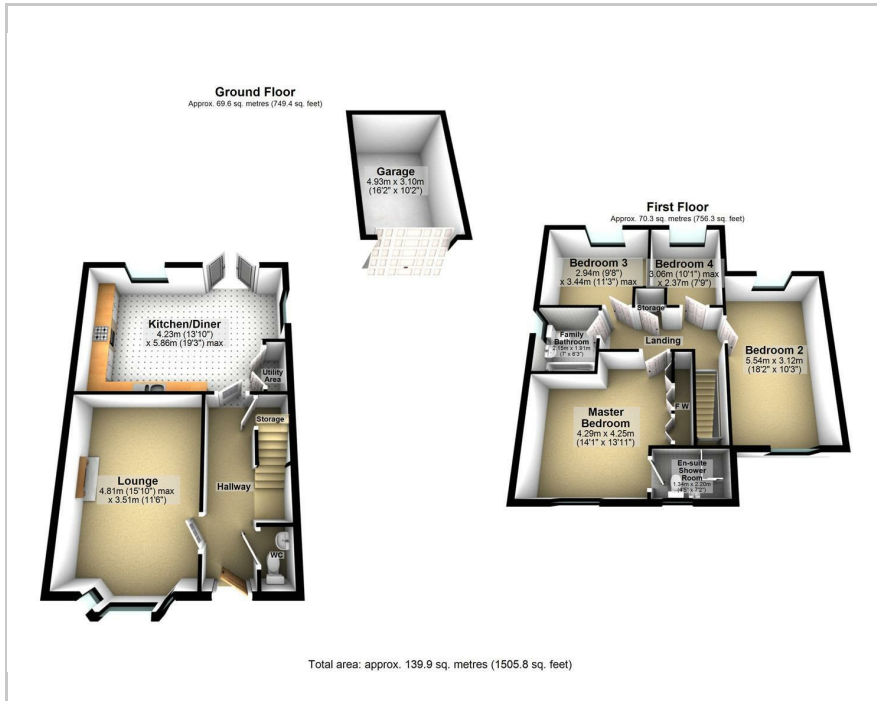
- A TRADITION OF TRUST -



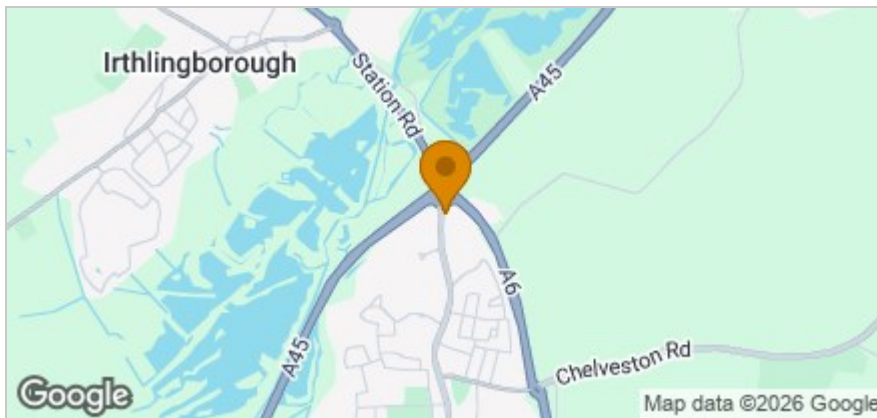
Heron Close, Higham Ferrers  
Offers Over £400,000



## Floor Plan



## Area Map



## Accommodation

- A 2016 David Wilson Homes detached on the edge of Higham Ferrers
- The large double bedroom above the carport is what transforms this into a proper family home
- Stylish and spacious kitchen-diner with French doors to the garden
- Main bedroom with fitted wardrobe and ensuite shower room
- All four bedrooms take a double bed comfortably
- Bay-fronted lounge at the front of the house with a real sense of light and space
- Carport leading to a detached single garage, plus parking for two or three cars on the drive
- Higham Ferrers monthly farmers' market, The Carriage House, The Green Dragon and a local bakery all within walking distance
- Stanwick Lakes and Rushden Lakes both around five minutes away by car
- Wellingborough station puts St Pancras under an hour away, with the A45 and A6 both just minutes from your door



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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