North End Higham Ferrers

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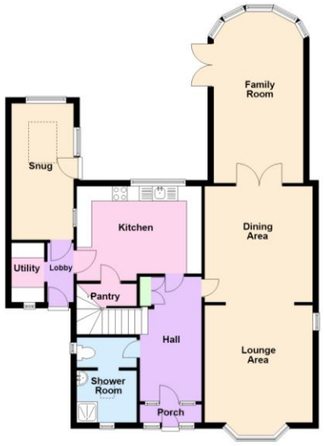
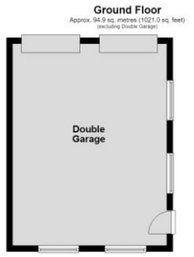
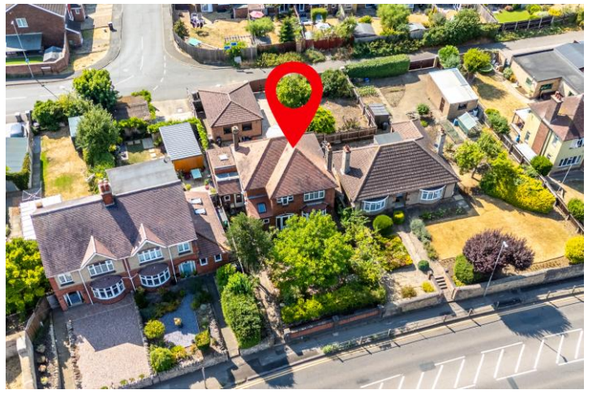


Total area: approx. 153.6 sq. metres (1653.1 sq. feet)





This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

North End Higham Ferrers NN10 8JB

Freehold Price £400,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480

The Property Ombudsman

relocation agent network

Offered with no chain, this extended four bedroom detached home offers around 1,650 sq ft of versatile accommodation and is within walking distance of the historic market square. The property also benefits from separate reception rooms, a gated driveway, detached double garage, gas central heating and uPVC double glazing. The accommodation briefly comprises porch, hall, shower room, lounge/dining room, family room, kitchen, utility, study, four bedrooms, bathroom, gardens to front and rear, double garage and driveway.

Enter via front door to:

Porch
Tiled floor, door to:

Hallway
Half height wooden panelling, radiator, stairs rising to first floor landing, built-in cupboard, doors to:

Shower Room
Comprising low flush W.C., vanity sink unit, shower cubicle, half height tiling, radiator, window and skylight to front aspect, further window to side aspect.

Lounge/Dining Room
11' 11" x 27' 8" max into bay (3.63m x 8.43m)

Lounge Area
Bay window to front aspect, window to side aspect, character fireplace, radiator, through to:

Dining Area
Window to side aspect, radiator, French doors to:

Family Room
19' 2" max x 9' 11" (5.84m x 3.02m)
Bay window to rear aspect, French doors to side aspect, tiled floor, radiator.

Kitchen
13' 10" x 10' 5" (4.22m x 3.18m) (This measurement includes area occupied by kitchen units)
Comprising stainless steel single bowl twin drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in double oven, gas hob, extractor hood, space for fridge/freezer, space for dishwasher, radiator, walk-in pantry, windows to rear and side aspects, door to:

Side lobby
Door to front aspect, through to:

Utility Room
6' 6" x 4' 2" (1.98m x 1.27m)
Comprising eye level units, work surface, plumbing for washing machine, space for tumble dryer, window to front aspect.

Study
15' 1" x 6' 10" (4.6m x 2.08m)
Window and skylight to rear aspect, door and window to side aspect, radiator.

First Floor Landing
Window to side aspect, picture rail, doors to:

Bedroom One
12' 11" x 11' 11" (3.94m x 3.63m)
Windows to front and side aspects, radiator, picture rail.

Bedroom Two
12' 11" x 10' 1" (3.94m x 3.07m)
Windows to rear and side aspects, radiator, picture rail.

Bedroom Three
9' 9" x 6' 11" (2.97m x 2.11m)
Window to front aspect, radiator, walk-in wardrobe.

Bedroom Four
9' 9" x 5' 10" (2.97m x 1.78m)
Window to rear aspect, radiator, loft access.

Bathroom
Comprising low flush W.C., wall mounted wash hand basin, bath, shower cubicle, half height tiling, column radiator/towel rail, windows to rear and side aspects, airing cupboard housing wall mounted gas boiler serving domestic central heating and hot water systems, and hot water tank.

Outside
Front - Stocked with bushes and shrubs, enclosed by brick walling.

Rear - Block paved patio area leading on to a driveway which is set behind wooden gates, main garden area is in need of cultivation, outside water tap, enclosed by wooden fencing and stone walling with gated pedestrian access.

Double Garage - Two up and over doors, two windows to rear aspect, two windows to side aspect, power and light connected, personnel door to side aspect. Measures approx 22' 2" in length x 17' 5" in width.

Energy Performance Rating
This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

Council Tax
We understand the council tax is band D (£2,530 per annum. Charges for 2026/27).

Agents Note
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing
We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers
For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002
In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages
We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP