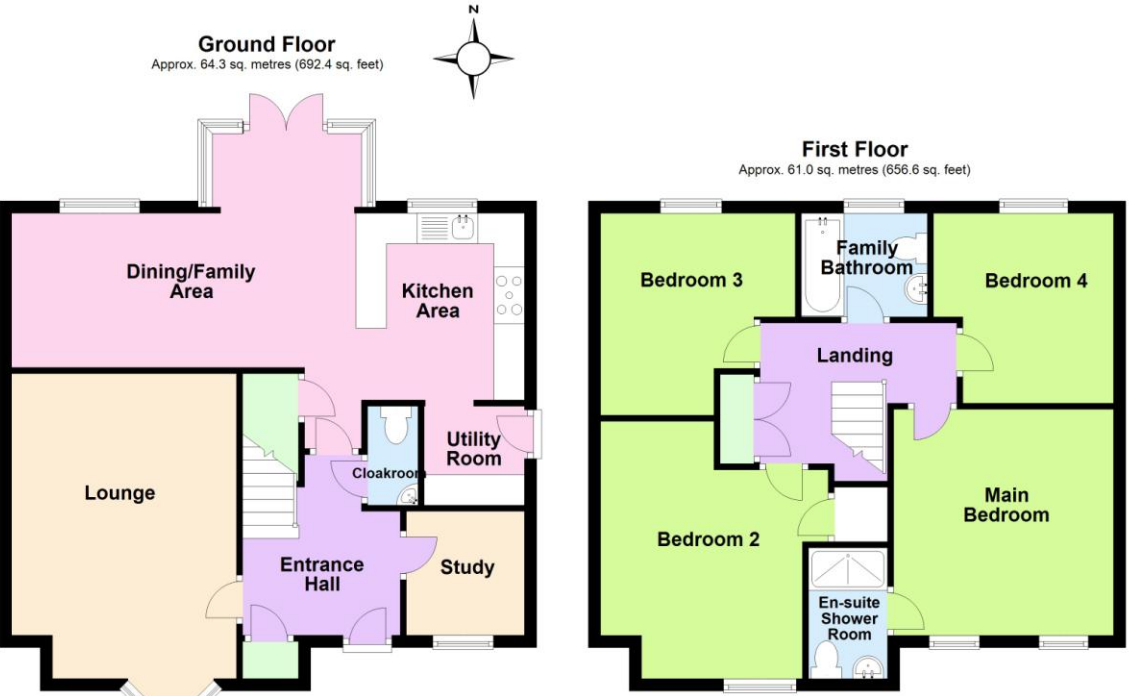


Nightingale Way Higham Ferrers

richard james

www.richardjames.net



Total area: approx. 125.3 sq. metres (1349.0 sq. feet)



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

Nightingale Way Higham Ferrers NN10 8PR 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.

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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



Built in 2016 by David Wilson Homes is this four double bed roomed detached house which features an impressive open plan kitchen/dining/family room, a study for working from home and an en-suite shower room to the main bedroom. Outside you'll find a single garage and a driveway providing off road parking plus an enclosed rear garden. Further benefits include built-in kitchen appliances, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, study, lounge, kitchen/dining/family room, utility room, four bedrooms, en-suite shower room, family bathroom, gardens to front and rear, garage and a driveway.

Enter via front door to:

Entrance Hall

Radiator, built-in cupboard, stairs rising to first floor landing, doors to:

Cloakroom

Comprising low flush W.C., corner pedestal wash hand basin, tiled splash backs, radiator, extractor.

Lounge

16' 5" x 12' 1" (5m x 3.68m)

Bay window to front aspect, two radiators, feature electric fireplace.

Study

7' 0" x 6' 1" (2.13m x 1.85m)

Window to front aspect, radiator.

Kitchen/Dining/Family Room

27' 8" x 10' 1" widening to 12' 8" into bay (8.43m x 3.07m) (This measurement includes area occupied by the kitchen units)

Kitchen Area

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built-in stainless steel oven, six ring gas hob, double width extractor hood, built-in fridge/freezer, built-in dishwasher, window to front aspect, radiator, under stairs storage cupboard, through to:

Dining/Family Area

Bay window with French doors to rear aspect, window to rear aspect, two radiators.

Utility Room

Comprising eye and base level units providing work surface, plumbing for washing machine, space for tumble dryer, radiator, door to side aspect, wall mounted gas boiler serving domestic central heating and hot water systems.



First Floor Landing

Loft access, airing cupboard housing hot water cylinder, doors to:

Master Bedroom

12' 9" x 11' 7" (3.89m x 3.53m)

Two windows to front aspect, radiator, door to:

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, double shower cubicle, tiled splash backs, heated towel rail, extractor.

Bedroom Two

14' 10" max x 10' 10" min (4.52m x 3.3m)

Window to front aspect, radiator, built-in cupboard.

Bedroom Three

10' 11" max x 10' 4" (3.33m x 3.15m)

Window to rear aspect, radiator.

Bedroom Four

10' 3" max x 9' 8" max (3.12m x 2.95m)

Window to rear aspect, radiator.

Family Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, window to rear aspect, heated towel rail, extractor.

Outside

Front - Driveway providing off road parking for two cars, leading to:

Garage - Up and over door, power and light connected.

Rear - Large patio area, enclosed by wooden picket fencing, steps down to lawn, outside tap, composite decking, enclosed by wooden fencing and brick walling with gated side pedestrian access.

Material Information

The property tenure is Freehold. There is an annual service charge of approx. £100.00 which will need to be confirmed by a



legal representative.

Energy Performance Rating

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

Council Tax

We understand the council tax is band E (£2,802 per annum. Charges for 2024/25).

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.

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 UP REPAYMENTS ON YOUR MORTGAGE.

