



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.

22 Parker Way Higham Ferrers NN10 8PN
Freehold Price £475,000

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 surveyor's 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
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Irthlingborough Office
28 High Street Irthlingborough
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Rushden Office
74 High Street Rushden
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If you're searching for an executive five bedrooed detached family home with three bathrooms, double garage and separate reception rooms...this might be the one you've been looking for! Inside you'll find a kitchen with granite worktops and range cooker, utility room, built-in wardrobes to four of the five bedrooms and fitted office furniture to bedroom five. Further benefits include a well tended rear garden, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, to the first floor there are three bedrooms, ensuite shower room and a family bathroom, to the second floor two further bedrooms and a shower room, outside there are gardens to front and rear, double garage and off road parking.

Enter via front door to:

Entrance Hall

Radiator, stairs rising to first floor landing, doors to:

Cloakroom

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

Lounge

22' 5" x 12' 6" (6.83m x 3.81m)

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

Dining Room

11' 6" x 10' 11" (3.51m x 3.33m)

Bay window to front aspect, radiator.

Kitchen/Breakfast Room

21' 5" x 10' 10" (6.53m x 3.3m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel sink unit with cupboard under, a range of eye level and base units providing granite work surfaces, stainless steel range cooker, extractor hood, tiled splash backs, built-in dishwasher, integral fridge and freezer, tiled splash backs, windows to side and rear aspects, French door to side aspect, two radiators, door to:

Utility Room

6' 2" x 5' 8" (1.88m x 1.73m)

Comprising stainless steel sink unit with cupboard under, a range of eye level and base units providing granite work surfaces, plumbing for washing machine, tiled splash backs, door to rear aspect, wall mounted gas boiler serving domestic central heating and hot water systems.

First Floor Landing

Stairs rising to second floor landing, radiator, doors to:

Master Bedroom

16' 5" x 11' 0" (5m x 3.35m)

Window to front aspect, radiator, door to:

Dressing Area

A range of built-in wardrobes, radiator, window to front aspect.

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, radiator, window to side aspect, tiled floor, tiled splash backs.

Family Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, tiled floor, window to rear aspect, airing cupboard housing hot water cylinder.

Bedroom Two

13' 2" x 12' 9" (4.01m x 3.89m)

Window to front aspect, radiator, a range of built-in wardrobes.

Bedroom Three

12' 7" x 7' 1" (3.84m x 2.16m)

Window to rear aspect, a range of built-in furniture, radiator.

Second Floor Landing

Loft access, doors to:

Shower Room

Comprising low flush W.C., pedestal wash hand basin, tiled splash backs, skylight to rear aspect, radiator, tiled floor.

Bedroom Four

14' 0" max x 12' 10" (4.27m x 3.91m)

Window to front aspect, skylight to rear aspect, two radiators, built-in wardrobe.

Bedroom Five

14' 0" x 11' 0" (4.27m x 3.35m)

Window to front aspect, skylight to rear aspect, two radiators, built-in wardrobe.

Outside

Front - Large gravelled area with shrubs, off road parking for two cars, leading to:

Double Garage - Two up and over doors, power and light connected.

Rear - Patio area, lawn with gravelled border, raised bed stocked with a variety of plants, shrubs and trees, outside tap, enclosed by wooden fencing with gated side pedestrian access.

Energy Performance Rating

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

Council Tax

We understand the council tax is band F (£3,312 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. 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 UP REPAYMENTS ON YOUR MORTGAGE.

