



Total area: approx. 124.2 sq. metres (1336.4 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.

Bramley Lane Higham Ferrers NN10 8FQ Freehold Price £415,000

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.

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



Are you searching for a four bedroomed detached family home within walking distance of the market square and one which features a stunning 31ft open plan kitchen/dining room? This might be the one for you! Built in 2018 by Linden Homes you'll also find off road parking for two cars, an ensuite shower room and built-in wardrobes to the main bedroom, a garden room which makes an ideal work from home space as well as a separate lounge with it's own media wall. Further benefits include uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, inner hallway, cloakroom, kitchen/dining room, four bedrooms, ensuite shower room, family bathroom, gardens to front and rear, garage/store, garden room/office and a driveway.

Enter via front door to:

Entrance Hall

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

Lounge

17' 10" x 11' 5" (5.44m x 3.48m)

Window to front aspect, media wall with built-in fireplace, French doors to rear aspect, door to:

Inner Hallway

Radiator, tiled floor, under stairs storage cupboard, doors to:

Cloakroom

Comprising low flush W.C., pedestal wash hand basin, tiled floor, radiator, extractor.

Kitchen/Dining Room

31' 9" x 10' 8" widening to 14' 5" (9.68m x 3.25m)

Kitchen Area

Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in double oven, gas hob, built-in fridge/freezer, integral dishwasher, concealed wall mounted gas boiler serving domestic central heating and hot water systems, tiled floor, radiator, French doors to side aspect, two windows to rear aspect, tiled splash backs, extractor hood, spotlights, through to:

Dining Area

Windows to side and front aspects, two radiators, tiled floor.

First Floor Landing

Loft access, air conditioning unit, doors to:

Master Bedroom

14' 6" max x 12' 3" max (4.42m x 3.73m)

Two windows to front aspect, window to rear aspect, built-in wardrobes with sliding mirrored doors, door to:



Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled floor, tiled splash backs, window to front aspect, spotlights, extractor, chrome heated towel rail.

Bedroom Two

10' 8" x 8' 8" min (3.25m x 2.64m)

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

Bedroom Three

11' 9" x 8' 8" (3.58m x 2.64m)

Window to front aspect, radiator.

Bedroom Four

8' 11" x 8' 1" (2.72m x 2.46m)

Window to rear aspect, radiator.

Family Bathroom

Comprising low flush W.C., pedestal wash hand basin, bath with shower attachment, tiled splash backs, tiled floor, chrome heated towel rail, spotlights, extractor fan.

Outside

Front - Lawn with bushes, small patio area, driveway providing off road parking for two cars, leading to:

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

Rear - Two patio areas, mostly lawn, enclosed by wooden fencing with gated side pedestrian access.

Garden Room/office - Converted from part of the single garage, French doors to side aspect, power and light connected.

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 (£2,803 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.

