



Total area: approx. 109.9 sq. metres (1182.7 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.



Larkin Gardens Higham Ferrers NN10 8PE Freehold Price £375,000

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



If you're searching for a modern four bed roomed detached house with a stunning open plan kitchen/dining room with quartz work surfaces and built-in appliances - this might be the one for you! Situated at the end of Larkin Gardens in a small cul-de-sac, this property enjoys a south facing rear garden, single garage, off road parking, ensuite shower room, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility room, four bedrooms, ensuite shower room, family bathroom, rear garden, garage and driveway.

Enter via front door to:

Entrance Hall

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

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, radiator.

Lounge

13' 3" x 12' 9" max into bay (4.04m x 3.89m)

Bay window to front aspect, radiator, coving to ceiling.

Kitchen/Dining/Family Room

18' 6" max x 17' 7" (5.64m x 5.36m) (This measurement includes area occupied by kitchen units)

Refitted to comprise sink unit with cupboard under, a range of eye level and base units providing quartz work surfaces, induction hob, extractor hood, built-in stainless steel oven, integrated dishwasher, wine cooler, space for American style fridge/freezer, breakfast bar, windows to both side aspects, French doors and two windows to rear aspect, skylight to rear aspect, two radiators.

Utility Room

5' 10" x 4' 6" (1.78m x 1.37m)

Comprising work surface, plumbing for washing machine, tiled splash backs, radiator, door to side aspect.

First Floor Landing

Radiator, loft access, window to front aspect, airing cupboard, doors to:

Master Bedroom

13' 4" x 9' 3" (4.06m x 2.82m)

Window to front aspect, radiator, built-in wardrobes, door to:

Ensuite Shower Room

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

Bedroom Two

10' 3" x 8' 11" widening to 11' 2" (3.12m x 2.72m)

Window to rear aspect, radiator.

Bedroom Three

8' 11" x 7' 8" (2.72m x 2.34m)

Window to rear aspect, radiator, loft access.

Bedroom Four

9' 0" x 8' 8" max (2.74m x 2.64m)

Window to rear aspect, radiator.

Family Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, fully tiled walls, tiled floor, window to front aspect, radiator.

Outside

Front - Block paved area and driveway providing off road parking, leading to:

Garage - Up and over door, power and light connected, personnel door to garden.

Rear - Patio area, lawn with borders stocked with bushes, shrubs and trees, enclosed by wooden fencing. Enjoys a south facing aspect.

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 D (£2,293 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.

