



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.



## Wykeham Road Higham Ferrers NN10 8HU Freehold Price £450,000

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



**If you're looking for a period family home with four double bedrooms that enjoys a stunning 125ft rear garden and is within walking distance of the historic market square...this might just be the one for you! Further benefits include a refitted kitchen with island, uPVC conservatory, larger than average garage, refitted bathroom, refitted shower room, majority uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, kitchen, dining area, conservatory, four bedrooms, bathroom, shower room, gardens to front and rear, garage and driveway (for a small vehicle).**

Enter via front door to:

**Entrance Hall**

Radiator, stairs rising to first floor landing, half height wood panelling, picture rail, coving to ceiling, doors to:

**Cloakroom**

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, quarry tiled flooring, window to side aspect.

**Dining Room**

12' 4" x 10' 11" max (3.76m x 3.33m)

Column radiator, feature fireplace with log burner, built-in cabinet, picture rail, cornice to ceiling, through to:

**Kitchen**

18' 6" x 6' 4" widening to 8' 6" (5.64m x 1.93m) (This measurement includes area occupied by kitchen units)

Refitted to comprise ceramic butler sink unit with cupboard under, a range of eye level and base units providing solid wooden work surfaces, range cooker, built-in dishwasher, built-in fridge, wine rack, integral bin storage, plumbing for washing machine, tiled splash backs, window to side aspect, cornice, French doors to rear aspect, column radiator.

**Conservatory**

12' 5" x 8' 8" (3.78m x 2.64m)

Of brick/uPVC construction, French doors to rear aspect, door to garage, island unit with breakfast bar.

**First Floor Landing**

Loft access, picture rail, window to side aspect, doors to:

**Bedroom One**

12' 9" x 11' 11" (3.89m x 3.63m)

Window to front aspect, exposed brick fireplace, picture rail, cornice to ceiling.

**Bedroom Two**

12' 10" max x 9' 11" (3.91m x 3.02m)

Window to front aspect, radiator, coving to ceiling, built-in wardrobe with sliding mirrored doors.

**Bedroom Three**

11' 6" max x 9' 11" max (3.51m x 3.02m)

Window to rear aspect, radiator, picture rail, coving to ceiling.

**Bedroom Four**

11' 0" x 9' 3" max (3.35m x 2.82m)

Window to rear aspect, radiator, picture rail.

**Shower Room**

Refitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, character towel radiator, tiled splash backs, window to front aspect, tiled floor, coving to ceiling, extractor.

**Bathroom**

Refitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, tiled floor, window to rear aspect, coving to ceiling, radiator.

**Outside**

Front - Small fore garden enclosed by brick walling, dropped kerb leading to a small driveway leading to:

Oversized Garage - Accessed via double wooden doors, door with side screen to side aspect, wall mounted gas boiler serving domestic central heating and hot water systems. Measures approx. 20' 2" in length x 9' 11" in width.

Rear - Extensive garden comprising patio, mostly lawn, established borders stocked with variety of bushes and trees, enclosed by wooden fencing with gated side pedestrian access. Enjoys privacy and is approx. 125ft in length.

**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 (£2,293 per annum. Charges for enter 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](http://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.**

