

# Patenall Way Higham Ferrers

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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.



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.

Patenall Way Higham Ferrers NN10 8PL  
Freehold Price £465,500

**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





Offering spacious accommodation across three floors is this 'David Wilson' five bedroomed detached house which features three bathrooms, a 21ft kitchen/breakfast room, side by side off road parking for two cars and a garage. Further benefits include built-in wardrobes to four of the five bedrooms, built-in kitchen appliances, separate reception rooms, 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 a family bathroom, master bedroom with walk-in wardrobe and ensuite, two further bedrooms, to the second floor two more bedrooms with a shower room, gardens to front and rear, garage and a driveway.

Enter via front door to:

**Entrance Hall**

Tiled floor, stairs rising to first floor landing, radiator, doors to:

**Cloakroom**

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

**Lounge**

12' 7" x 22' 6" (3.84m x 6.86m)

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

**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' 9" (6.53m x 3.28m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of base & eye level units providing work surfaces, built-in double oven, gas hob, extractor hood, built-in dishwasher, window to side aspect, tiled floor, tiled splash backs, French doors with side screens to side aspect, door to:

**Utility Room**

5' 9" x 5' 0" (1.75m x 1.52m)

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

**First Floor Landing**

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

**Master Bedroom**

16' 5" x 11' 2" (5m x 3.4m)

Window to front aspect, radiator, doors to:

**Dressing Room**

Two built-in double wardrobes, window to front aspect.

**Ensuite Shower Room**

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, half height tiling, radiator, window to side aspect.

**Bedroom Two**

13' 2" x 12' 10" (4.01m x 3.91m)

Window to front aspect, radiator, two built-in double wardrobes.

**Bedroom Three**

12' 10" x 7' 2" (3.91m x 2.18m)

Window to rear aspect, radiator.

**Family Bathroom**

Comprising low flush W.C., pedestal wash hand basin, panelled bath, tiled splash backs, window to rear aspect, airing cupboard, radiator.

**Second Floor Landing**

Loft access, doors to:

**Bedroom Four**

12' 11" max x 14' 2" (3.94m x 4.32m)

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

**Bedroom Five**

14' 2" x 11' 2" (4.32m x 3.4m)

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

**Outside**

Front - Laid with slate chippings.

Rear - Patio area, enclosed by wooden picket fencing, outside tap, steps down to lawn, enclosed by brick walling with gated rear pedestrian access leading to off road parking for two cars, leading to:

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

**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 (£2,915 per annum. Charges for 2021/22).

**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](http://www.richardjames.net)

**Mortgages**

We are able to offer our clients mortgage advice through our association with Crystal Financial Services. 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.**

