

# Grasmere Way Higham Ferrers

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Total area: approx. 163.1 sq. metres (1756.0 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.



Grasmere Way Higham Ferrers NN10 8NJ  
Freehold Price £525,000

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 looking for an executive four bedroomed detached family home with that all important dream kitchen? Featuring an island unit, granite worktops and built-in appliances it is the perfect space to entertain family and friends. Outside you'll find a generous driveway and double garage plus a rear garden with it's very own Scandanavian style BBQ cabin. Further benefits include separate reception rooms, two ensuite shower rooms, dressing room to the master bedroom, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom lounge, kitchen/dining room, study, utility room, four bedrooms with two ensuites and a dressing room to the master bedroom, family bathroom, rear garden, double garage and a driveway.**

Enter via front door with screen to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, coving to ceiling, doors to:

**Cloakroom**

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

**Lounge**

18' 6" x 11' 7" (5.64m x 3.53m)

Window to front aspect, French doors and two windows to rear aspect, two radiators, feature gas fireplace, coving to ceiling.

**Kitchen/Dining Room**

22' 9" max x 11' 7" max (6.93m x 3.53m) (This measurement includes area occupied by kitchen units)

Refitted to comprise twin ceramic butler sinks with cupboard under, a range of eye level and base units providing granite work surfaces, built-in stainless steel double oven, gas hob, extractor hood, granite upstands, two windows and French doors to rear aspect, built-in dishwasher, island unit, spotlights, tiled floor, two column radiators, coving to ceiling, door to:

**Utility Room**

8' 2" x 7' 6" (2.49m x 2.29m) (This measurement includes area occupied by kitchen units)

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

**Study**

6' 11" x 13' 2" (2.11m x 4.01m)

Windows to both side aspects, two radiators, coving to ceiling.

**First Floor Landing**

Window to front aspect, radiator, airing cupboard housing hot water cylinder, loft access, spotlights, doors to:



**Master Bedroom**

15' 6" x 13' 8" max (4.72m x 4.17m)

Window to side aspect, window to front aspect, two column radiator, loft access, through to:

**Dressing Room**

Built-in double wardrobe, built in 'walk in' wardrobe, window to side aspect, column radiator, door to:

**Ensuite Bathroom**

Refitted to comprise low flush W.C., pedestal wash hand basin, claw foot freestanding bath with shower attachment, shower cubicle, tiled floor, tiled splash backs, window to side aspect, spotlights, chrome heated towel radiator.

**Bedroom Two**

12' 7" x 11' 5" (3.84m x 3.48m)

Window to rear aspect, radiator, door to:

**Ensuite Shower Room**

Refitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, tiled floor, window to side aspect, spotlights, chrome heated towel radiator.

**Bedroom Three**

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

Window to rear aspect, radiator.

**Bedroom Four**

11' 5" x 10' 3" (3.48m x 3.12m)

Window to rear aspect, radiator.

**Family Bathroom**

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, radiator, window to front aspect, spotlights.

**Outside**

Front - Driveway providing off road parking for up to four vehicles, leading to:



Double Garage - Two up and over doors, power and light connected, pedestrian door to garden.

Rear - Several patio areas, borders stocked with a variety of plants, bushes, shrubs and trees, wooden pergola, Scandanavian style BBQ cabin, raised wooden decked area, enclosed by wooden fencing with gated rear 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 (£3,160 per annum. Charges for enter year).

**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.**

