



Total area: approx. 122.8 sq. metres (1321.4 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.



## Celtic Close Higham Ferrers NN10 8NX Freehold Price £385,000

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.

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27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**If you're searching for a modern four bedroomed family home in Higham Ferrers with a large private garden - look no further! Inside there is a 30ft kitchen/dining room which is perfect for the whole family and a generous master suite including a dressing area and ensuite shower room. Outside there is a single garage, driveway and even a hot tub! Further benefits include gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility room, four bedrooms, ensuite shower room, family bathroom, gardens to front, rear and side, single garage and driveway.**

Enter via front door to:

#### Entrance Hall

Stairs rising to first floor landing, radiator, storage cupboard, doors to:

#### Cloakroom

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

#### Lounge

21' 5" x 10' 3" max (6.53m x 3.12m)

Window to front aspect, French doors to rear aspect, media wall with inset fireplace, coving to ceiling, two radiators.

#### Kitchen/Dining Room

30' 6" x 9' 7" (9.3m x 2.92m) (This measurement includes area occupied by kitchen units)

Refitted to comprise 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 stainless steel double oven, five ring gas hob, integrated dishwasher, built-in fridge/freezer, tiled splash backs, windows to front, side and rear aspects, French doors to side aspect, two radiators, door to:

#### Utility Room

6' 5" x 4' 11" (1.96m x 1.5m)

Refitted to comprise eye level units, work surfaces, space for tumble dryer, plumbing for washing machine, tiled splash backs, window to rear aspect, wall mounted gas boiler serving domestic central heating and hot water systems, radiator.

#### First Floor Landing

Loft access, airing cupboard housing hot water cylinder, doors to:

#### Master Bedroom

19' 6" x 9' 6" max (5.94m x 2.9m)

Windows to side and rear aspects, a range of built-in wardrobes and dressing table, two radiators, door to:

#### Ensuite Shower Room

Refitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, tiled floor, fully tiled walls, extractor, radiator.

#### Bedroom Two

13' 1" x 8' 7" (3.99m x 2.62m)

Window to front aspect, radiator, wardrobe recess.

#### Bedroom Three

10' 5" x 9' 2" (3.18m x 2.79m)

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

#### Bedroom Four

11' 11" x 6' 6" (3.63m x 1.98m)

Window to rear aspect, radiator.

#### Family Bathroom

Refitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower over, fully tiled walls, tiled floor, window to rear aspect, radiator, extractor.

#### Outside

Front - Lawn and gravel which fronts onto a local green.

Rear and Side - Extensive lawn, mature trees, patio area, hot tub, enclosed by wooden fencing with gated rear pedestrian access leading to off road parking and:

Garage - Up and over door.

#### N.B.

We understand there is an estate service charge of £155 per annum. These details should be checked by the purchasers legal representative before entering a commitment to purchase.

#### 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](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.**

