

# Betjeman Close Higham Ferrers

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Total area: approx. 130.8 sq. metres (1407.5 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.

## Betjeman Close Higham Ferrers NN10 8NR Freehold Price 'Offers in excess of' £475,000

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 searching for a modern four bedroomed detached house with plenty of off road parking, three reception rooms and a double garage? Situated just off Northampton Road and within walking distance to Rushden Lakes, this modern property also features a larger than average rear garden, conservatory, refitted ensuite shower room, refitted family bathroom, refitted kitchen, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, study, conservatory, four bedrooms, ensuite shower room, family bathroom, rear garden, double garage and a driveway.**

Enter via front door 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, chrome heated towel rail, tiled floor, window to rear aspect.

**Study**

10' 3" x 6' 10" (3.12m x 2.08m)

Window to front aspect, radiator, coving to ceiling.

**Lounge**

16' 6" x 10' 11" (5.03m x 3.33m)

Window to side aspect, sliding patio doors to side aspect, coving to ceiling, picture rail, feature fireplace with log burner.

**Dining Room**

10' 4" x 9' 0" (3.15m x 2.74m)

Radiator, coving to ceiling, French doors to:

**Conservatory**

18' 0" x 9' 0" (5.49m x 2.74m)

Of brick/uPVC construction, radiator, power and light connected, French doors to rear aspect.

**Kitchen**

10' 2" x 9' 7" (3.1m x 2.92m) (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, gas hob, extractor hood, double oven, breakfast bar, radiator, tiled floor, window to side aspect, through to:



**Utility Room**

6' 5" x 6' 3" (1.96m x 1.91m)

Refitted to comprise work surface, space for fridge/freezer, plumbing for washing machine, space for dishwasher or tumble dryer, door to rear aspect, tiled floor, wall mounted gas boiler serving domestic central heating and hot water systems.

**First Floor Landing**

Windows to front and side aspects, airing cupboard housing hot water cylinder, coving to ceiling, loft access, doors to:

**Master Bedroom**

17' 2" x 9' 8" narrowing to 7' 4" (5.23m x 2.95m)

Two windows to side aspect, radiator, dado rail, two built-in double wardrobes, door to:

**Ensuite Shower Room**

Refitted to comprise low flush W.C., vanity sink unit, shower cubicle, tiled splash backs, window to rear aspect, chrome heated towel rail, tiled floor.

**Bedroom Two**

9' 8" x 9' 1" up to wardrobes (2.95m x 2.77m)

Window to side aspect, radiator, a range of built-in wardrobes.

**Bedroom Three**

10' 4" x 7' 11" (3.15m x 2.41m)

Window to front aspect, radiator.

**Bedroom Four**

8' 0" x 6' 7" (2.44m x 2.01m)

Window to side aspect, radiator.

**Family Bathroom**

Refitted to comprise low flush W.C., vanity sink unit, panelled bath with shower over, tiled splash backs, window to rear aspect, tiled floor, chrome heated towel rail.

**Outside**

Front - Mostly gravelled with bushes, outside lighting, driveway providing off road parking for four/five vehicles, leading to:



Double Garage - Two up and over doors, personnel door to side aspect, power and light connected.

Rear - Steps up to patio area, lawn with borders stocked with bushes and shrubs, outside tap, outside lighting, enclosed by wooden fencing and hedging.

**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 E (£2,803 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.**

