



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.

Larkin Gardens Higham Ferrers NN10 8PE
Freehold Price £275,000

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 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.

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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
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Offered with no upward chain is this modern three bedroomed detached house which is situated within walking distance of Rushden Lakes and features a larger than average rear garden that isn't overlooked from behind. Further benefits include a refitted kitchen, single garage, off road parking, ensuite shower room, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, ensuite shower room, family bathroom, gardens to front and rear, garage and a driveway.

Enter via front door to:

Entrance Hall

Radiator, stairs rising to first floor landing, doors to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, window to front aspect, radiator.

Lounge

14' 8" max x 11' 9" max (4.47m x 3.58m)

Window to front aspect, radiator, door to:

Kitchen/Dining Room

15' 0" x 9' 4" (4.57m x 2.84m) (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, built-in stainless steel oven, gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, under stairs storage cupboard, window and sliding patio doors to rear aspect, radiator.

First Floor Landing

Loft access, window to side aspect, built-in cupboard, doors to:

Master Bedroom

9' 1" x 9' 2" (2.77m x 2.79m)

Window to front aspect, radiator, built-in double wardrobe, door to:

Ensuite Shower Room

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

Bedroom Two

8' 7" x 8' 4" (2.62m x 2.54m)

Window to rear aspect, radiator.

Bedroom Three

9' 4" x 6' 3" (2.84m x 1.91m)

Window to rear aspect, radiator.

Family Bathroom

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

Outside

Front - Mostly gravelled, driveway providing off road parking, leading to:

Garage - Up and over door, personnel door to side aspect.

Rear - Patio area, lawn, mature tree, outside tap, enclosed by wooden fencing. Measures approx. 47ft in length.

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 C (£2,138 per annum. Charges for 2025/2026).

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

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.

