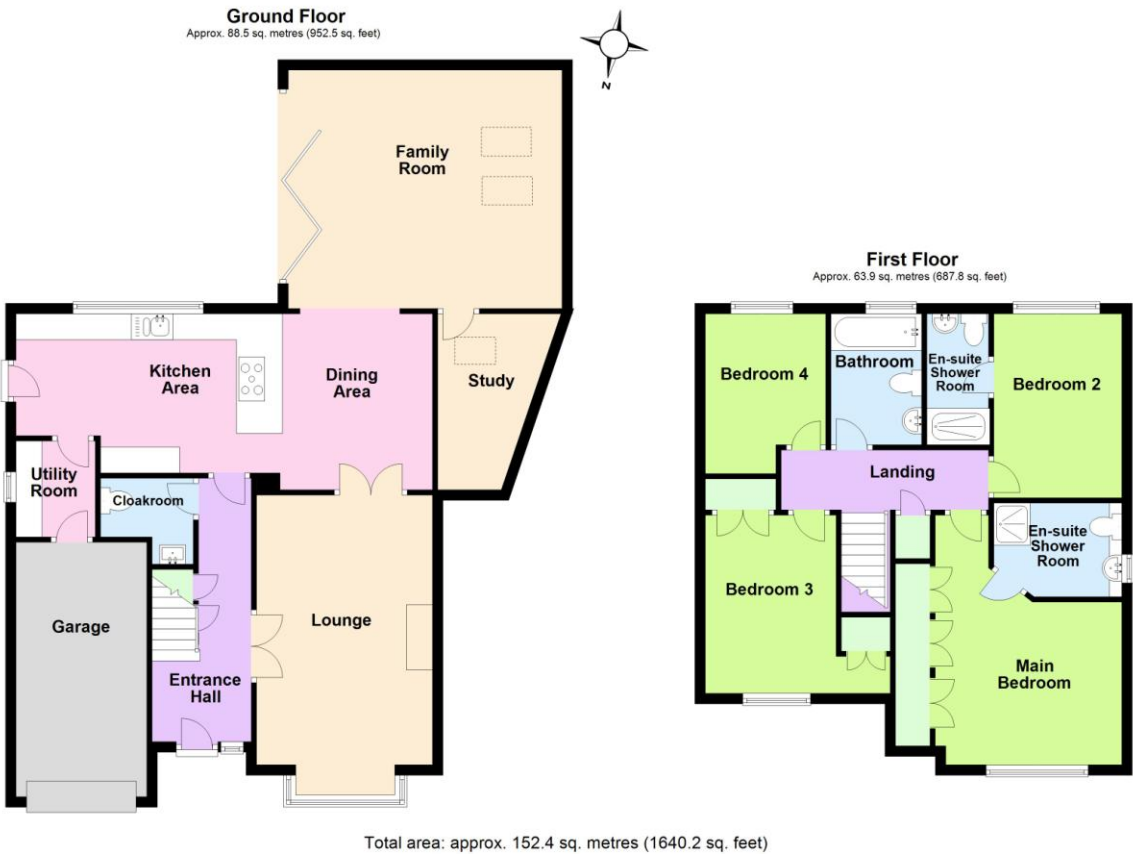


Fitzwilliam Leys Higham Ferrers

richard james

www.richardjames.net



Fitzwilliam Leys Higham Ferrers NN10 8LY Freehold Price £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 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.

Wellingborough Office ☐
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



Looking for a four-bedroom detached home with room to grow and space to unwind? This one offers a stunning extension providing a large family room with bi-fold doors and the extra bonus of a study. There's also parking for up to five cars and three bathrooms - all with a short onward chain! The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility room, family room, study, four bedrooms, two ensuite shower rooms, family bathroom, rear garden, single garage and a driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, two pull-out storage units, coving to ceiling, under floor heating, doors to:

Cloakroom

Refitted to comprise low flush W.C., wall mounted vanity sink unit, tiled splash backs, chrome heated towel rail.

Lounge

19' 6" max into bay x 11' 1" (5.94m x 3.38m)
Box bay window to front aspect, radiator, feature gas fireplace, coving to ceiling, double doors to:

Kitchen/Dining Room

26' 3" x 11' 2" (8m x 3.4m) (This measurement includes area occupied by kitchen units)
Refitted to comprise one and a half bowl sink unit with cupboard under, a range of eye level and base units providing solid wood work surfaces, built-in stainless steel double oven, five ring gas hob, pop up extractor, built-in microwave, built-in fridge/freezer, built-in dishwasher, pull out bin storage, pull out larder unit, three radiators, tiled floor with under floor heating, window to rear aspect, door to side aspect, door to:

Utility Room

6' 1" x 5' 1" (1.85m x 1.55m) (This measurement includes area occupied by kitchen units)
Refitted to comprise one and a half bowl sink unit with cupboard under, a range of eye level and base units providing wooden work surface, built-in washer/dryer, wine cooler, concealed wall mounted gas boiler serving domestic central heating and hot water systems, tiled floor, radiator, window to side aspect, personnel door to garage.

Family Room

17' 3" x 15' 2" (5.26m x 4.62m)
Bi-fold doors to side aspect, two skylights, under floor heating, door to:

Study

11' 7" x 7' 10" narrowing to 4' 0" (3.53m x 2.39m)
Skylight to side aspect, under floor heating.

First Floor Landing

Radiator, loft access, airing cupboard housing hot water cylinder, doors to:

Master Bedroom

11' 9" x 10' 2" widening to 15' 9" max (3.58m x 3.1m)
Window to front aspect, a range of built-in wardrobes, radiator, coving to ceiling, door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink unit, shower cubicle, chrome heated towel rail, window to side aspect, panel splashbacks.

Bedroom Two

11' 7" x 8' 1" (3.53m x 2.46m)
Coving to ceiling, window to rear aspect, radiator, door to:

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, radiator, tiled floor, coving to ceiling.

Bedroom Three

11' 3" x 8' 2" (3.43m x 2.49m)
Two windows to front aspect, radiator, coving to ceiling, built-in double wardrobe, built-in cupboard.

Bedroom Four

10' 1" x 7' 7" (3.07m x 2.31m)
Window to rear aspect, radiator, coving to ceiling.

Family Bathroom

Refitted to comprise low flush W.C., pedestal wash hand basin, bath with shower attachment, fully tiled walls, tiled floor, chrome heated towel rail, window to rear aspect.

Outside

Front - Block paved driveway providing off road parking for up to five cars.

Garage - Up and over door, power and light connected, a range of fitted cupboards.

Rear - Of low maintenance design comprising large patio area, artificial lawn, sunken trampoline, raised brick built flower beds, outside tap, wooden workshop (with power and light), enclosed by wooden fencing with gated side pedestrian access. Enjoys a southerly facing aspect.

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 (£3,474 per annum. Charges for 2025/26).

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.

