

CARL MYERS



BESPOKE ESTATE AGENT

KEY FACTS FOR BUYERS

Amen Place, Kettering, NN14

September 2021



A guide to this property and the local area

Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

6th September 2021

CARL MYERS



BESPOKE ESTATE AGENT

INTRODUCTION

Be better informed is the brand new service from Carl Myers Bespoke Estate Agent. We feel as a buyer you need the full property facts in front of you.

Start seeing our new property brochures which are fully interactive and have all the information you need about a house you are interested in at your fingertips.

Check out the schools. Find out where the nearest bus stop is. Check the boundary of the house you are viewing, the plot size and square footage.

We even feature broadband speeds, mobile phone coverage and what satellite/tv is available!

If there is any information you require and can't find in this property brochure then please call us on 01536 903036 WhatsApp or text us on 07867528633 or email us on carl@carlmyers.co.uk.

Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

PROPERTY OVERVIEW

AMEN PLACE, KETTERING, NN14










 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Detached	
Floor Area:	1,786.81 ft ² 166.00 m ²
Plot Size:	0.26 acres
Council Tax Band:	E
Annual Cost:	£0.00
Additional Price:	£0.00 pa
Land Registry Title Number:	NN104692
Tenure:	Freehold
£/sqft:	£223.84

AREA KEY FACTS

Local Authority:	
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	6 Mbps
Superfast:	43 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

No Planning Records Available

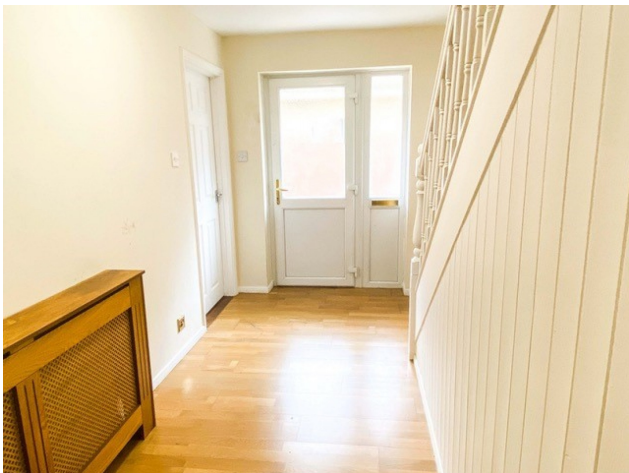
Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

PROPERTY OVERVIEW

PHOTO GALLERY



Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

PROPERTY OVERVIEW

PHOTO GALLERY



Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

PROPERTY OVERVIEW

PHOTO GALLERY



Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

PROPERTY OVERVIEW

PHOTO GALLERY



Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

PROPERTY OVERVIEW

PHOTO GALLERY



Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

PROPERTY OVERVIEW

PHOTO GALLERY



Carl Myers Bespoke Estate Agent powered by eXp

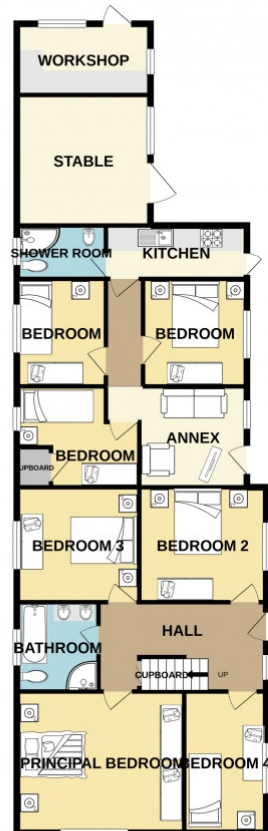
Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR
1356 sq.ft. (126.0 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 2025 sq.ft. (188.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MemoPro ©2021

Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

PROPERTY OVERVIEW

EPC

Amen Place, Little Addington, KETTERING, NN14

Energy rating

F

Valid until 19.08.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

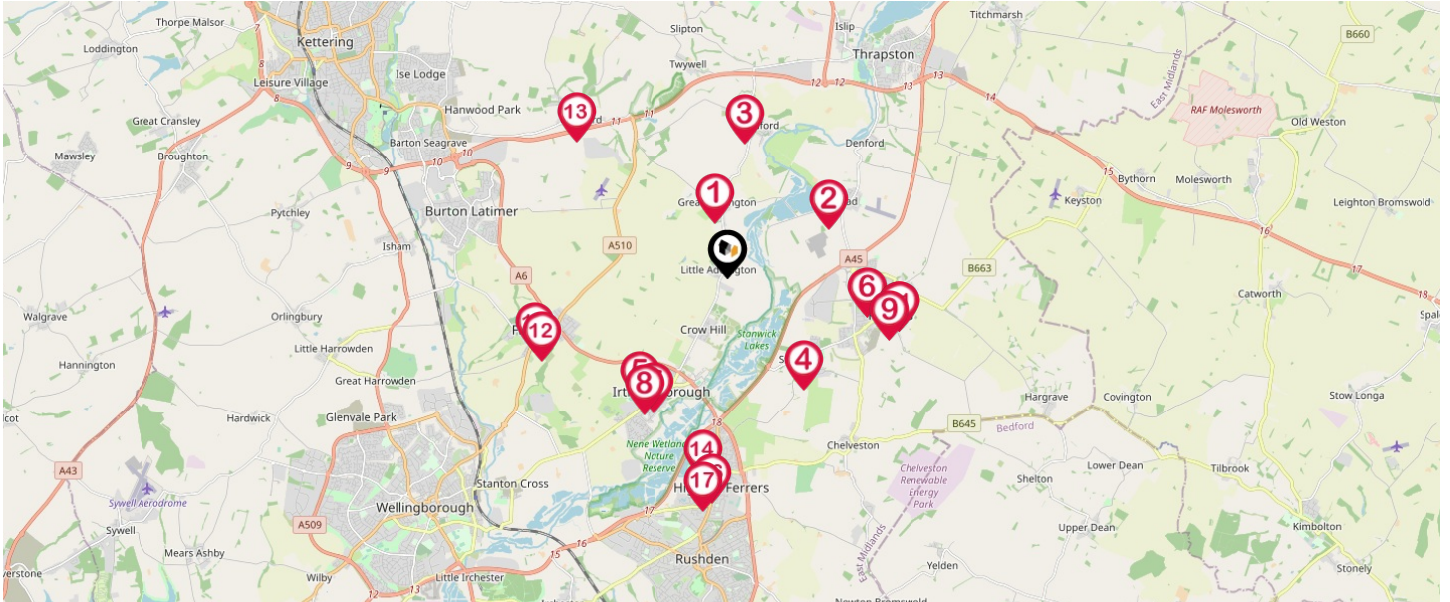
Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Great Addington CofE Primary School	Good	103	0.81 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ringstead Church of England Primary School	Good	92	1.69 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Woodford Church of England Primary School	-	105	1.99 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stanwick Academy	Good	194	2 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Huxlow Science College	Good	916	2.14 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Windmill Primary School	Good	405	2.16 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Irthlingborough Junior School	Good	428	2.17 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Irthlingborough Nursery and Infant School	Good	335	2.26 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Raunds Park Infant School	-	123	2.57 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Peter's Church of England Academy	Good	184	2.67 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Manor School Sports College	Good	969	2.67 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Finedon Mulso Church of England Junior School	Good	164	2.88 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Cranford CofE Primary School	-	97	2.9 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Henry Chichele Primary School	Good	359	2.92 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Finedon Infant School	Good	134	2.93 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Higham Ferrers Junior School	Good	356	3.24 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Higham Ferrers Nursery and Infant School	Good	277	3.37 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Carl Myers Bespoke Estate Agent powered by eXp

Kettering
 07867 528633/01536 903036
 carl@carlmyers.co.uk
 www.carlmyers.co.uk

Powered by
aprift
 Know any property instantly

LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - The Bell PH | 0.19 miles
- 2 - The Bell PH | 0.19 miles
- 3 - Hare & Hounds PH | 0.67 miles
- 4 - Hare & Hounds PH | 0.73 miles
- 5 - Recreation Ground | 1.04 miles

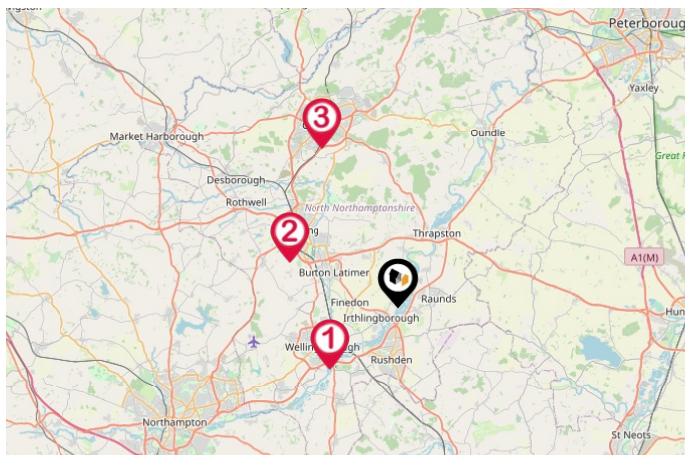
Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

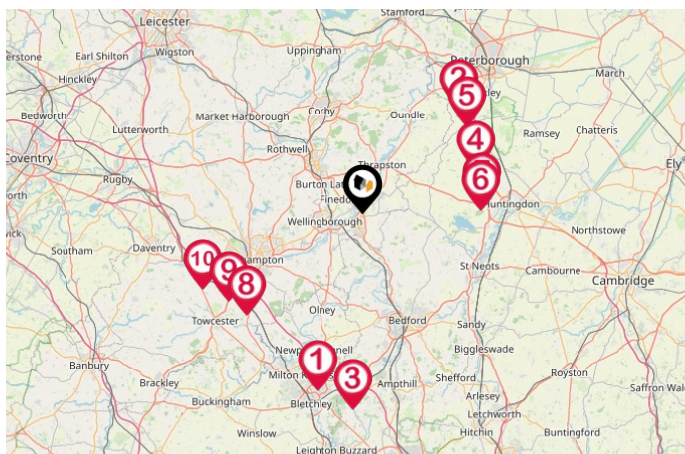
LOCAL AREA

NEAREST TRANSPORT LINKS



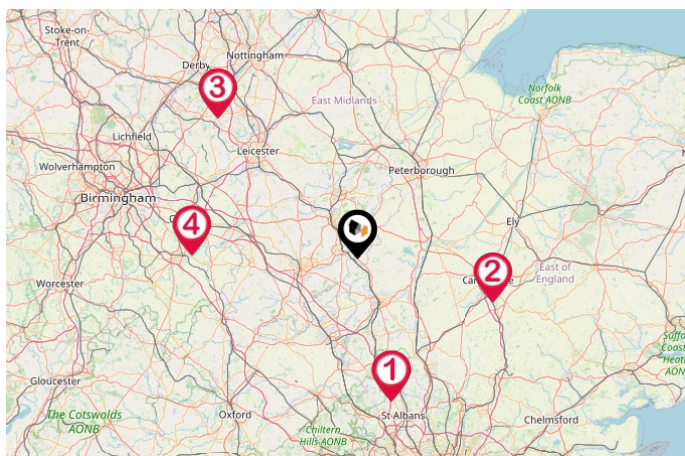
NATIONAL RAIL STATIONS

- 1 - Wellingborough Rail Station | 5.08 miles
- 2 - Kettering Rail Station | 6.54 miles
- 3 - Corby Rail Station | 10.15 miles



TRUNK ROADS/MOTORWAYS

- 1 - M1 J14 | 20.99 miles
- 2 - A1(M) J17 | 16.81 miles
- 3 - M1 J13 | 22.68 miles
- 4 - A1(M) J15 | 14.46 miles
- 5 - A1(M) J16 | 16.17 miles
- 6 - A1(M) J13 | 14.16 miles
- 7 - A1(M) J14 | 14.28 miles
- 8 - M1 J15 | 17.42 miles
- 9 - M1 J15A | 18.04 miles
- 10 - M1 J16 | 19.96 miles



AIRPORTS/HELIPADS

- 1 - London Luton Airport | 34.1 miles
- 2 - Cambridge Airport | 33.85 miles
- 3 - East Midlands Airport | 45.08 miles
- 4 - Coventry Airport | 37.38 miles

Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

CARL MYERS BESPOKE ESTATE AGENT POWERED BY EXP

About Us

Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

Carl Myers Bespoke Estate Agent powered by eXp

Kettering
07867 528633/01536 903036
carl@carlmyers.co.uk
www.carlmyers.co.uk

Powered by
aprift
Know any property instantly

DATA QUALITY

Carl Myers Bespoke Estate Agent powered by eXp is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



Contains public sector information licensed under the Open Government Licence v3.0

The information contained in this report is for general information purposes only and to act as a guide to the best way to market your property and the asking price.

Sprift Technologies Limited aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained in this report for any purpose. Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Information produced by HM Land Registry. Crown copyright and database rights 2021