

CARL MYERS



BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st August 2024



WINDERMERE ROAD, KETTERING, NN16

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

07867 528633/01536 903036

carl.myers@exp.uk.com

www.carlmyers.co.uk

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Know any property instantly

Introduction

Our Comments

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📄 Introducing "Be Better Informed" – A New Service from Carl Myers Bespoke Estate Agent 📄

At Carl Myers Bespoke Estate Agent, we believe that as a buyer, you deserve to have all the property facts at your fingertips. That's why we've launched "Be Better Informed," our brand-new service designed to give you comprehensive property insights.

Explore our fully interactive property brochures, packed with all the essential information you need:

- 📄 Detailed property boundaries, plot sizes, and square footage.
- 📄 Nearby schools and their ratings.
- 📄 Proximity to the nearest bus stops and other transportation options.
- 📄 Broadband speeds, mobile phone coverage, and available satellite/TV services.

With "Be Better Informed," you can make confident, well-informed decisions about your next home. If there's any additional information you need and can't find in the brochure, please don't hesitate to reach out to us. Call us at 01536 903036, WhatsApp or text us at 07867 528633, or email us at carl@carlmyers.co.uk.

Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,206 ft ² / 205 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band D		
Annual Estimate:	£2,191		
Title Number:	NN114100		

Local Area

Local Authority:	North northamptonshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	31 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

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Gallery Photos

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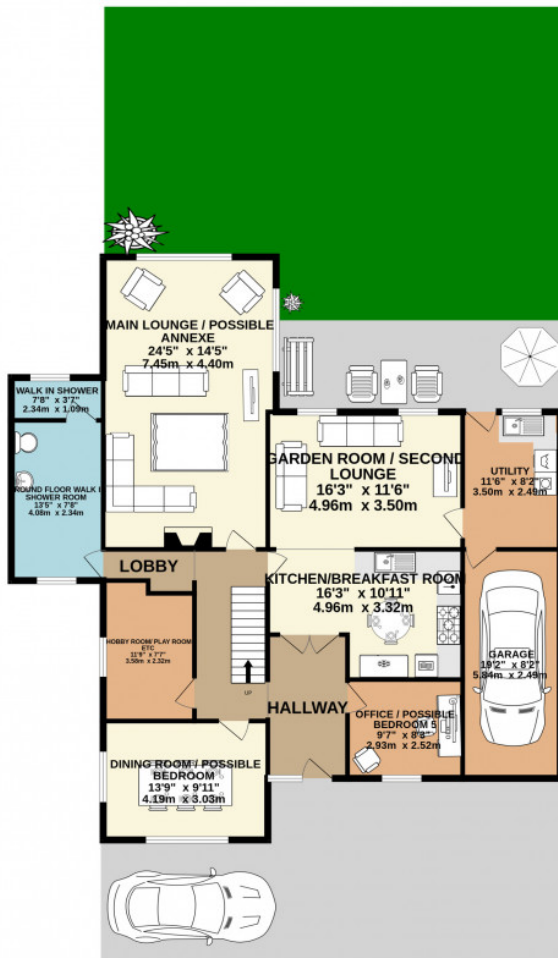


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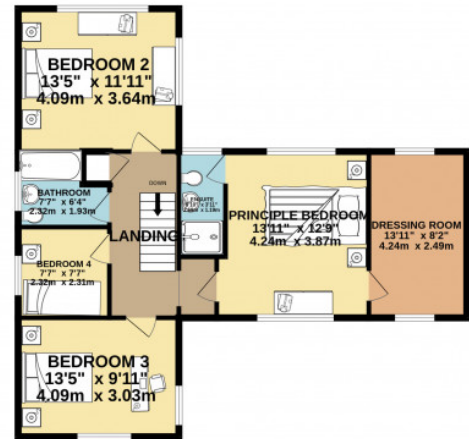


WINDERMERE ROAD, KETTERING, NN16

GROUND FLOOR



1ST FLOOR



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.
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Property EPC - Certificate

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Energy rating

D

Valid until 31.07.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 91% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	205 m ²

Area Schools

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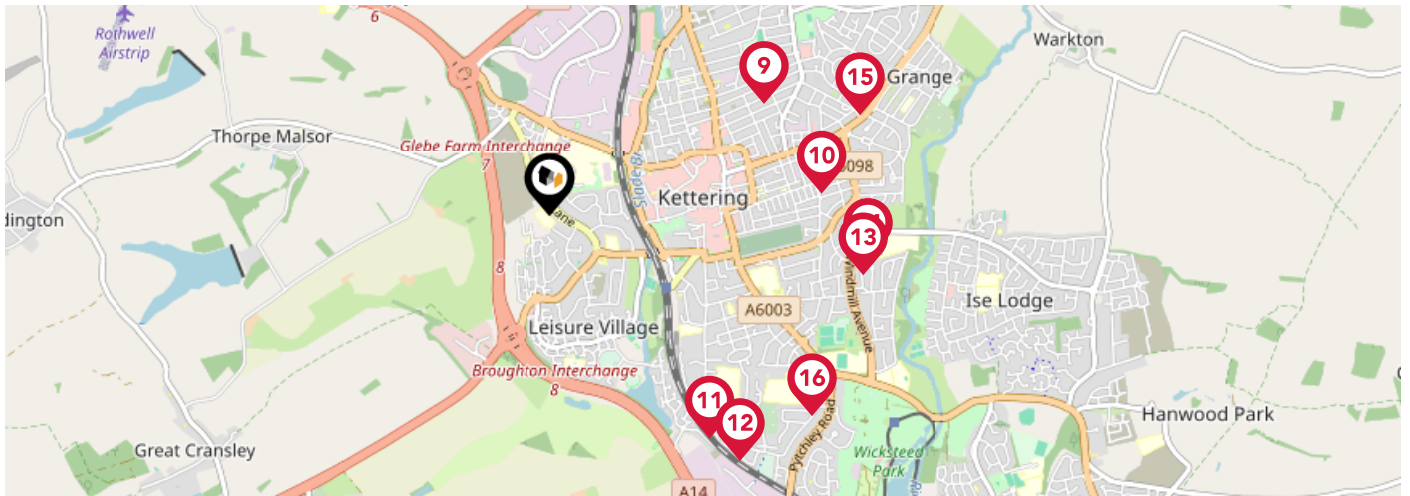
		Nursery	Primary	Secondary	College	Private
1	Wren Spinney Community School Ofsted Rating: Outstanding Pupils: 56 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hall Meadow Primary School Ofsted Rating: Good Pupils: 206 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Andrew's Church of England Primary School Ofsted Rating: Good Pupils: 345 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Youth Works Community College Ofsted Rating: Good Pupils: 9 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Peter's School Ofsted Rating: Not Rated Pupils: 114 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hawthorn Community Primary School Ofsted Rating: Good Pupils: 297 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kettering Park Infant Academy Ofsted Rating: Requires improvement Pupils: 245 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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	Nursery	Primary	Secondary	College	Private
<p>9 Kettering Park Junior Academy Ofsted Rating: Requires improvement Pupils: 351 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Mary's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 262 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Bishop Stopford School Ofsted Rating: Requires improvement Pupils: 1493 Distance:1.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Greenfields Primary School and Nursery Ofsted Rating: Outstanding Pupils: 390 Distance:1.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Compass Primary Academy Ofsted Rating: Good Pupils: 387 Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Kettering Science Academy Ofsted Rating: Good Pupils: 1147 Distance:1.46</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Ronald Tree Nursery School Ofsted Rating: Good Pupils: 117 Distance:1.48</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Southfield School for Girls Ofsted Rating: Good Pupils: 1070 Distance:1.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

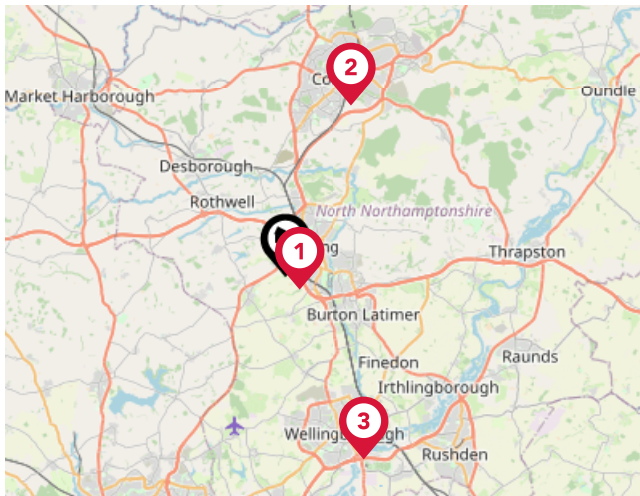
Area

Transport (National)

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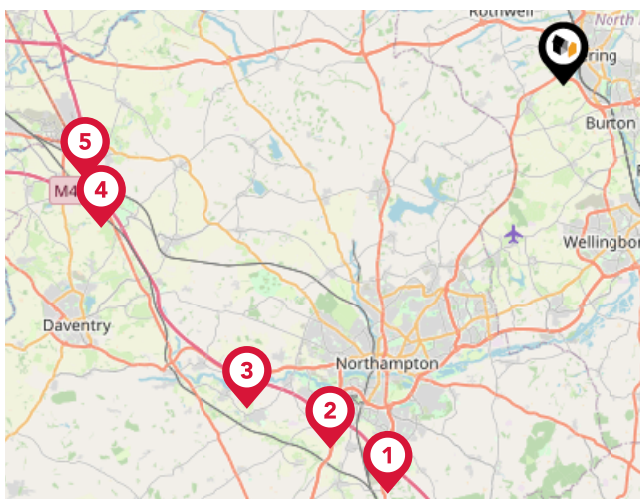


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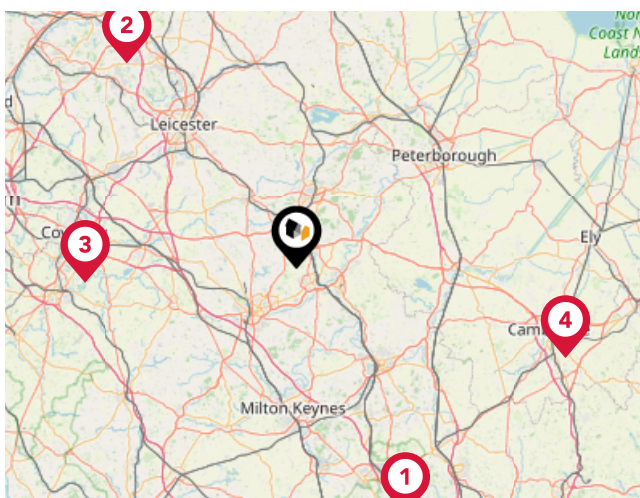
National Rail Stations

Pin	Name	Distance
1	Kettering Rail Station	0.72 miles
2	Corby Rail Station	6.61 miles
3	Wellingborough Rail Station	7.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J15	16.15 miles
2	M1 J15A	15.66 miles
3	M1 J16	16.43 miles
4	M1 J17	17.54 miles
5	M1 J18	17.65 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	39.24 miles
2	East Midlands Airport	38.37 miles
3	Coventry Airport	30.92 miles
4	Cambridge Airport	41.01 miles

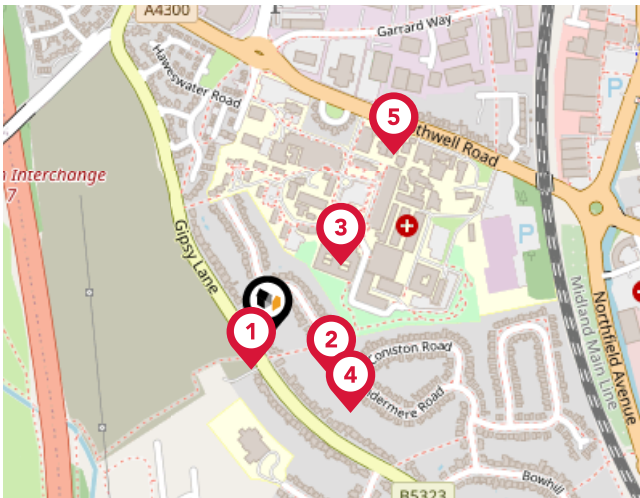
Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Gypsy Lane	0.04 miles
2	Coniston Road	0.09 miles
3	Hospital Grounds	0.12 miles
4	Windemere Rd	0.12 miles
5	Hospital	0.25 miles

Market

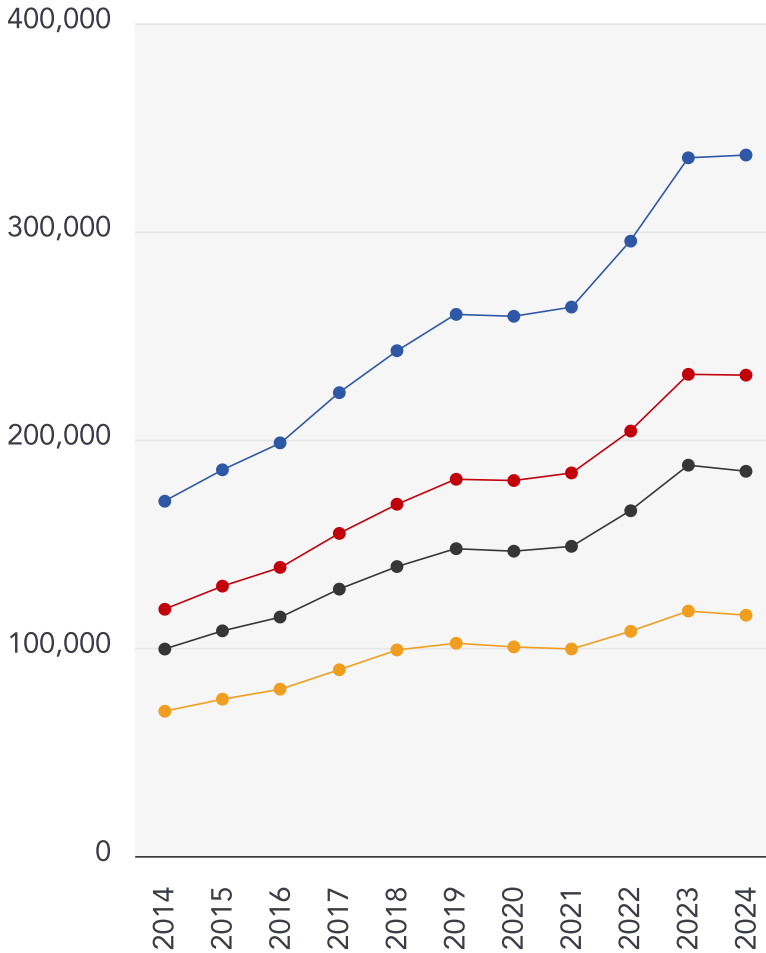
House Price Statistics

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10 Year History of Average House Prices by Property Type in NN16



Detached

+97.56%

Semi-Detached

+94.85%

Terraced

+85.89%

Flat

+66.27%

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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 Testimonials



Testimonial 1



1. We have sold a number of properties using Carl Myers, We have never unhappy with the service we received. Carl Myers has been excellent . He fully talked us through the whole process and his manner as been both professional yet made us feel like we was his only vendors. His communication has been second to none , always coming back extremely quickly on telephone calls and e-mails often out of working hours. I would recommend him to anyone.

Testimonial 2



On this occasion, and because of the exceptional service I have received from Carl Myers I felt a review was needed. Carl has been there every step of the way giving me exceptional service and advice that has gone beyond my expectations. Carl is very knowledgeable and passes on information in a way that is very easy to understand and made whole process run very smoothly. I would highly recommend speaking to Carl.

Testimonial 3



I have sold 2 properties with Carl Myers, he was amazing. Especially with the hassle I had with the last property I sold. he managed to keep the buyer on side through a difficult time and grateful for all his hard work. he is a credit to the industry with impeccable customer service and hopefully we will work together on other properties I am selling in the future!!



/Carl Myers Bespoke Estate Agent



/carl_myers_bespoke

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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