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BESPOKE ESTATE AGENT



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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11<sup>th</sup> April 2025



**HIGH STREET, DENFORD, KETTERING, NN14**

**Carl Myers Bespoke Estate Agent powered by eXp**

Kettering

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# 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](mailto:carl@carlmyers.co.uk).

# Property Overview

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,603 ft <sup>2</sup> / 149 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,046		
<b>Title Number:</b>	NN373395		

## Local Area

<b>Local Authority:</b>	East northamptonshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Low
● Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos

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# Gallery Photos

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# Gallery Photos

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# Gallery Photos

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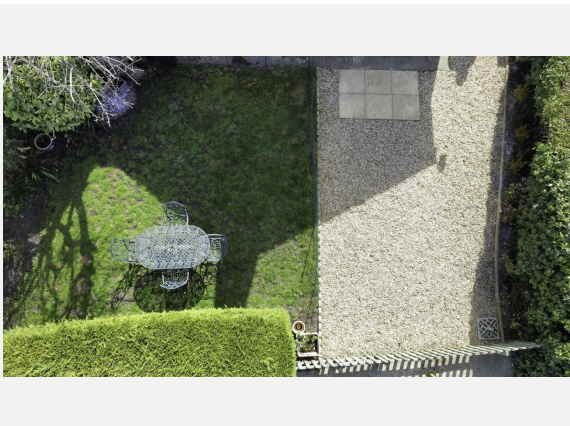


# Gallery Photos

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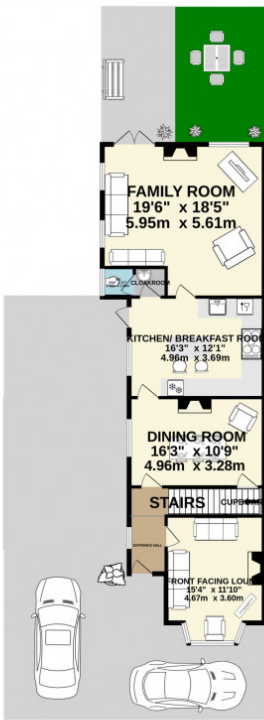
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## HIGH STREET, DENFORD, KETTERING, NN14

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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High Street, Denford, KETTERING, NN14

Energy rating

**D**

Valid until 03.09.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Partial double glazing
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 57% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Total Floor Area:</b>	149 m <sup>2</sup>

# Market

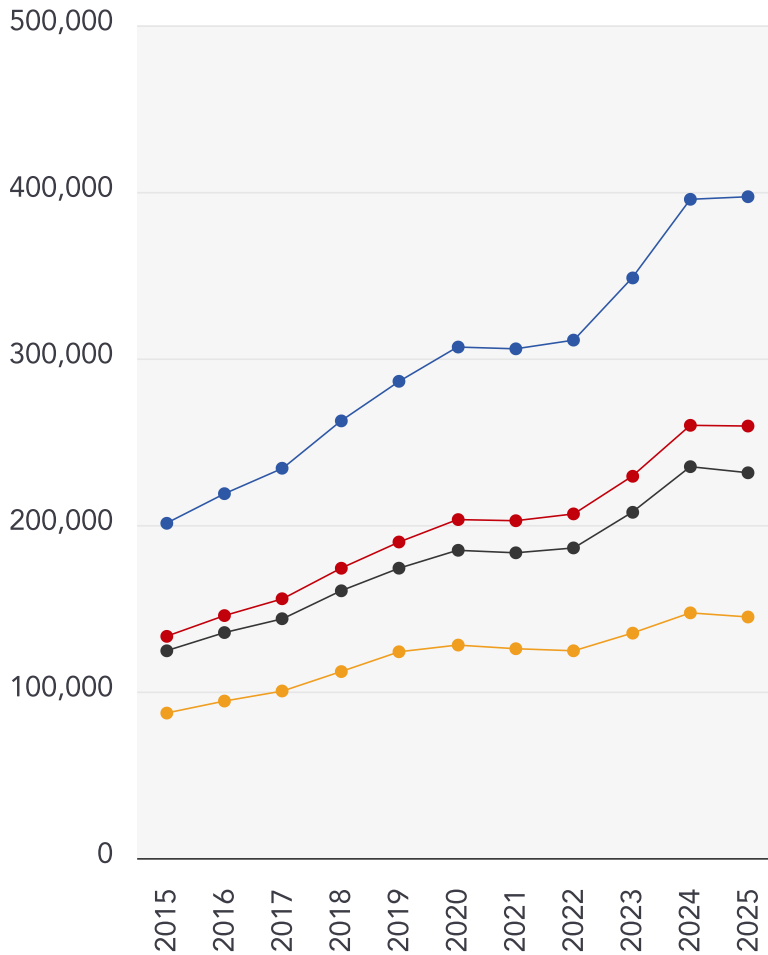
## House Price Statistics

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### 10 Year History of Average House Prices by Property Type in NN14



Detached

**+97.56%**

Semi-Detached

**+94.85%**

Terraced

**+85.89%**

Flat

**+66.27%**

# Maps

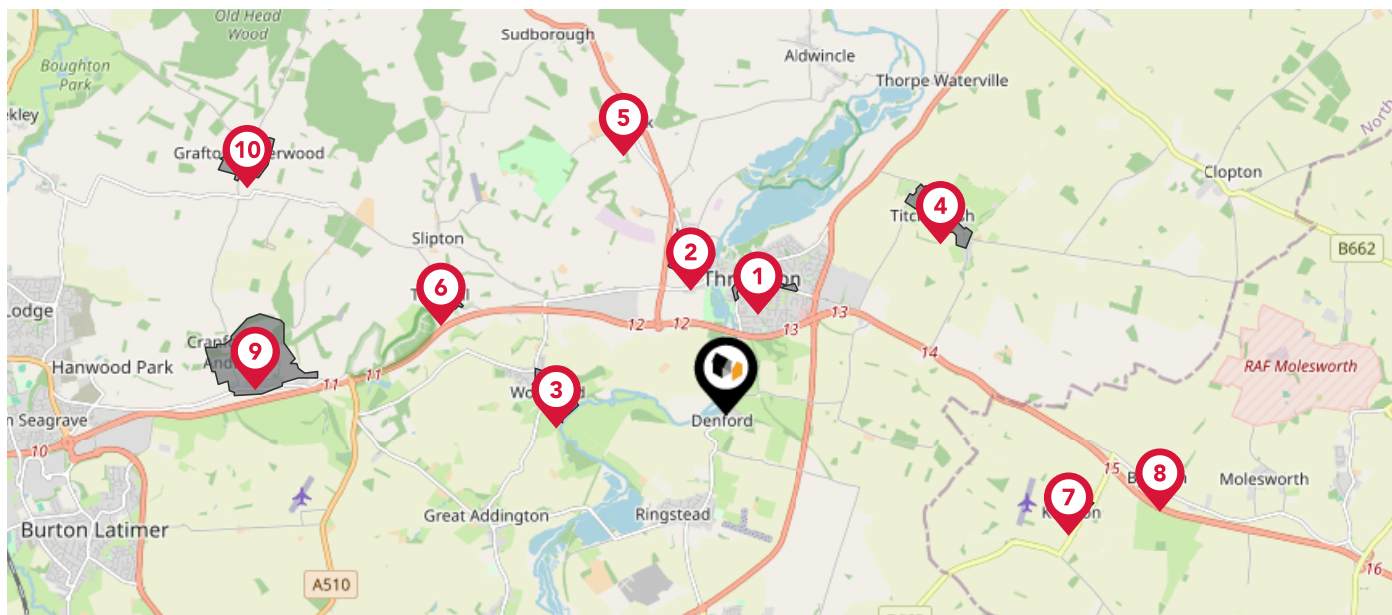
## Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Thrapston
- 2 Islip
- 3 Woodford
- 4 Titchmarsh
- 5 Lowick
- 6 Twywell
- 7 Keyston
- 8 Bythorn
- 9 Cranford
- 10 Grafton Underwood

# Maps

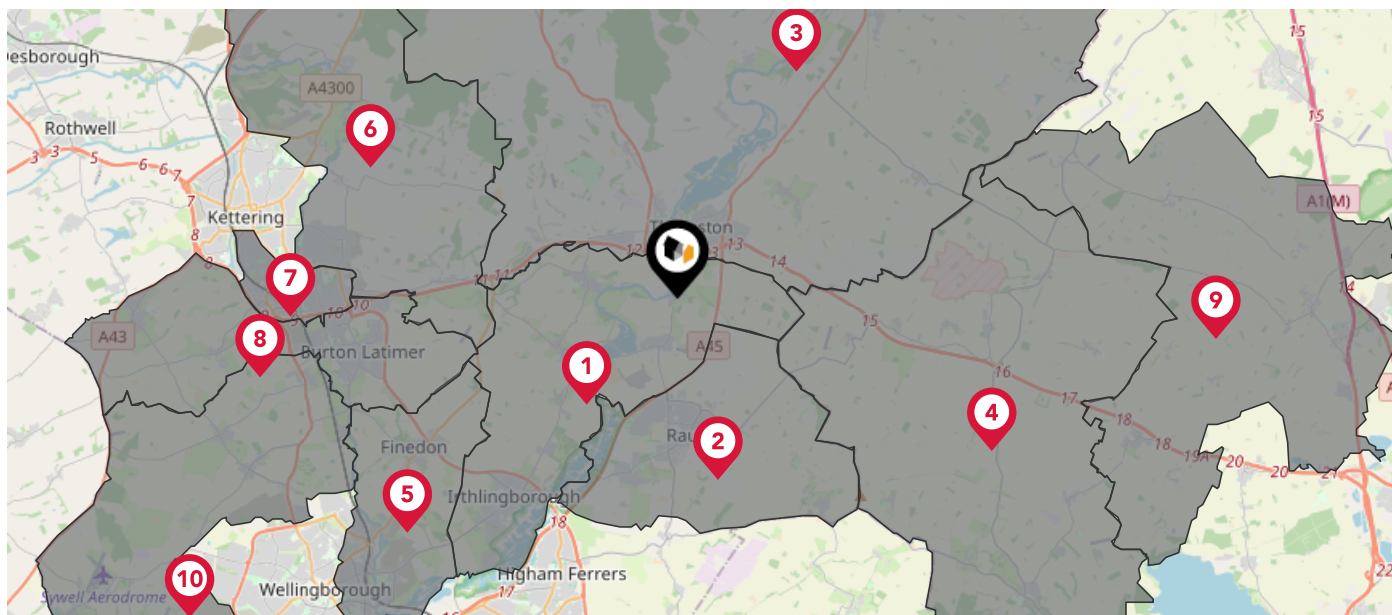
## Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  1 Irthlingborough Ward
-  2 Raunds Ward
-  3 Thrapston Ward
-  4 Kimbolton Ward
-  5 Finedon Ward
-  6 Ise Ward
-  7 Wicksteed Ward
-  8 Burton and Broughton Ward
-  9 Alconbury Ward
-  10 Earls Barton Ward

# Flood Risk

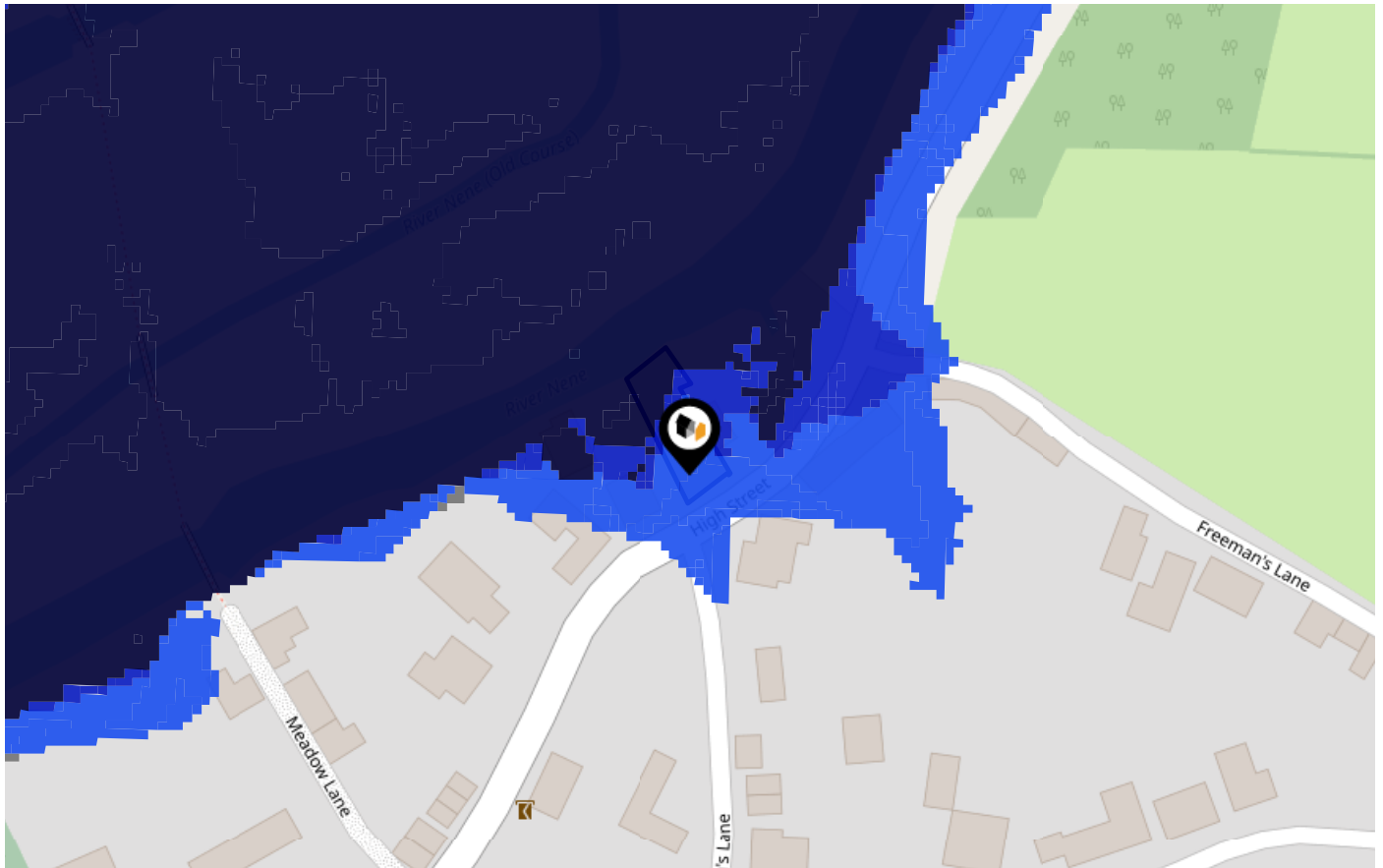
## Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



# Flood Risk

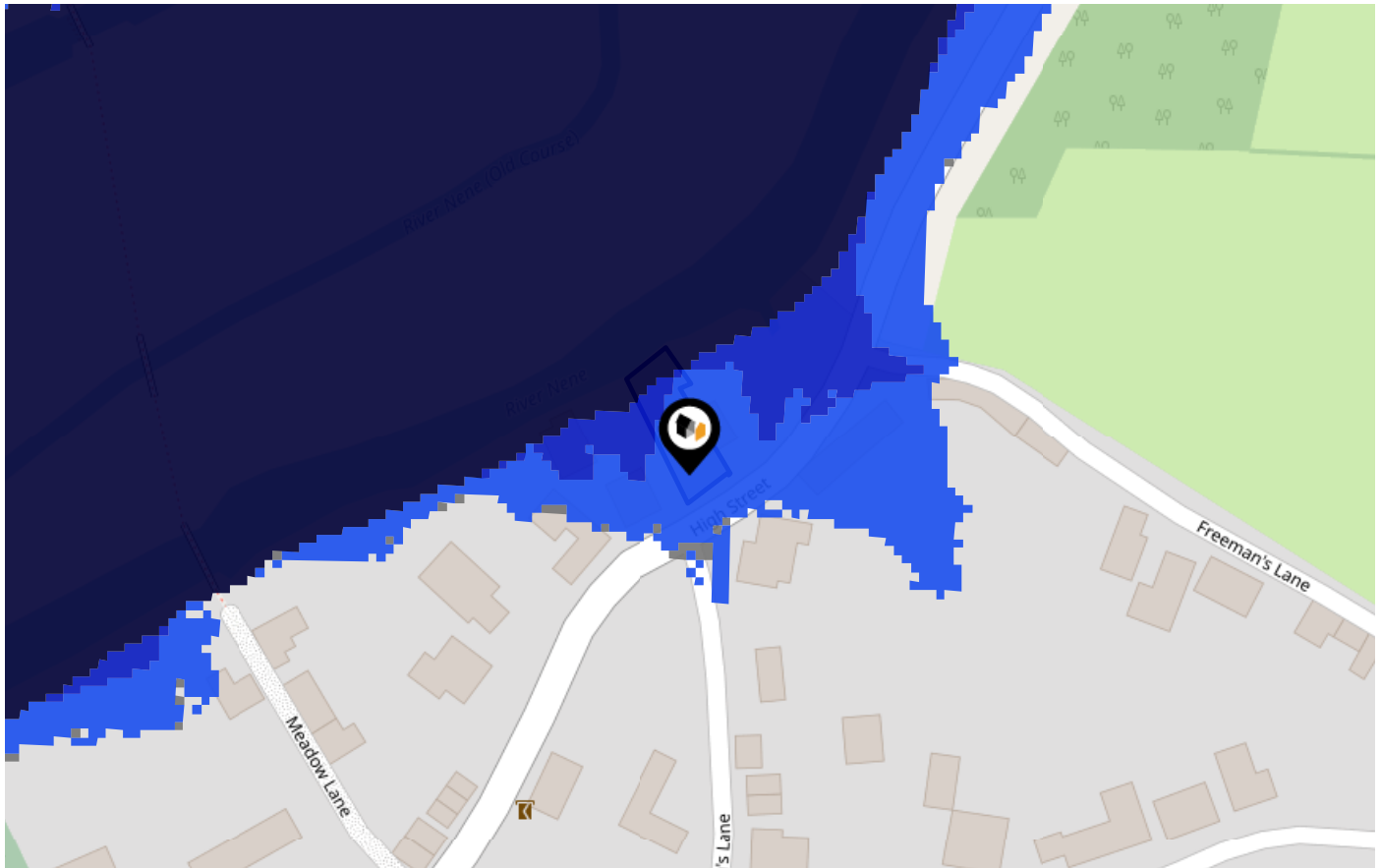
## Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



KFB - Key Facts For Buyers



# Maps

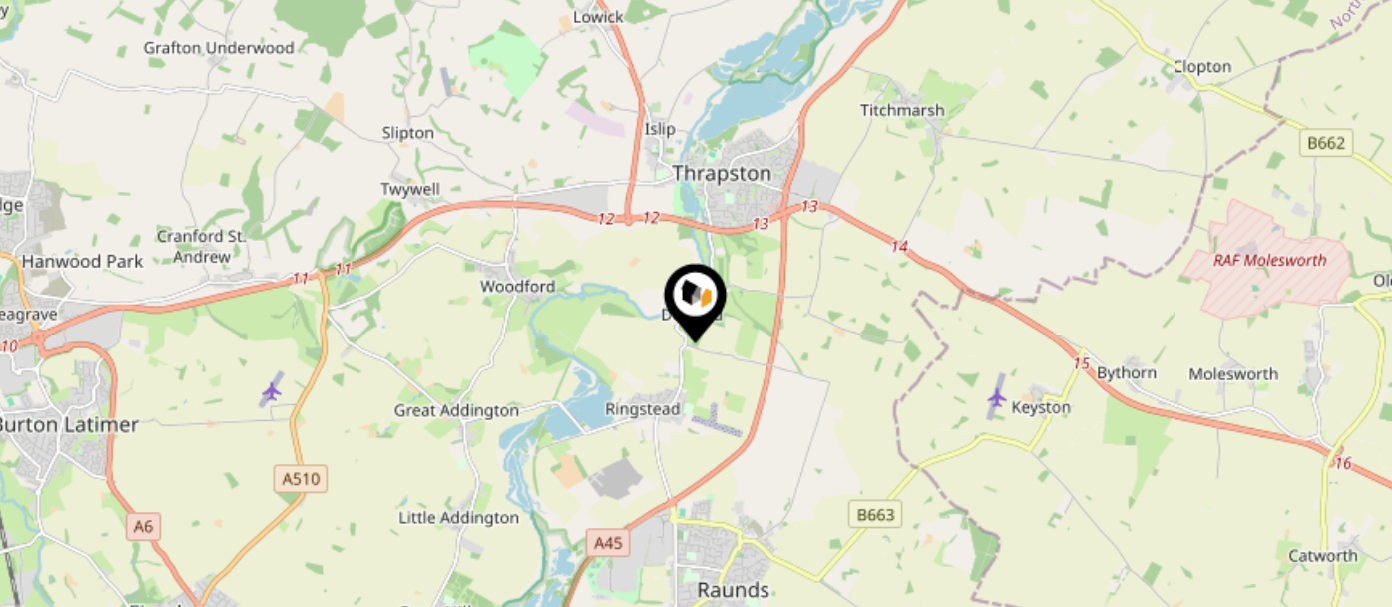
## Green Belt

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This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

# Maps

## Listed Buildings











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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1424159 - Denford (northamptonshire) War Memorial	Grade II	0.0 miles
 1191581 - 1, Freemans Lane	Grade II	0.0 miles
 1040320 - Church Of The Holy Trinity	Grade I	0.1 miles
 1371893 - Debdale Cottage	Grade II	0.1 miles
 1371894 - The Shires	Grade II	0.1 miles
 1040321 - The Cock Public House	Grade II	0.1 miles
 1191584 - 1, 2 And 3, Meadow Lane	Grade II	0.1 miles
 1191562 - Chest Tomb Approximately 8 Metres South Of Chancel Of Holy Trinity	Grade II	0.1 miles
 1191583 - The Cottage (house Attached To East Of The Shires)	Grade II	0.1 miles
 1040322 - Manor Farmhouse	Grade II	0.2 miles

# Area Schools

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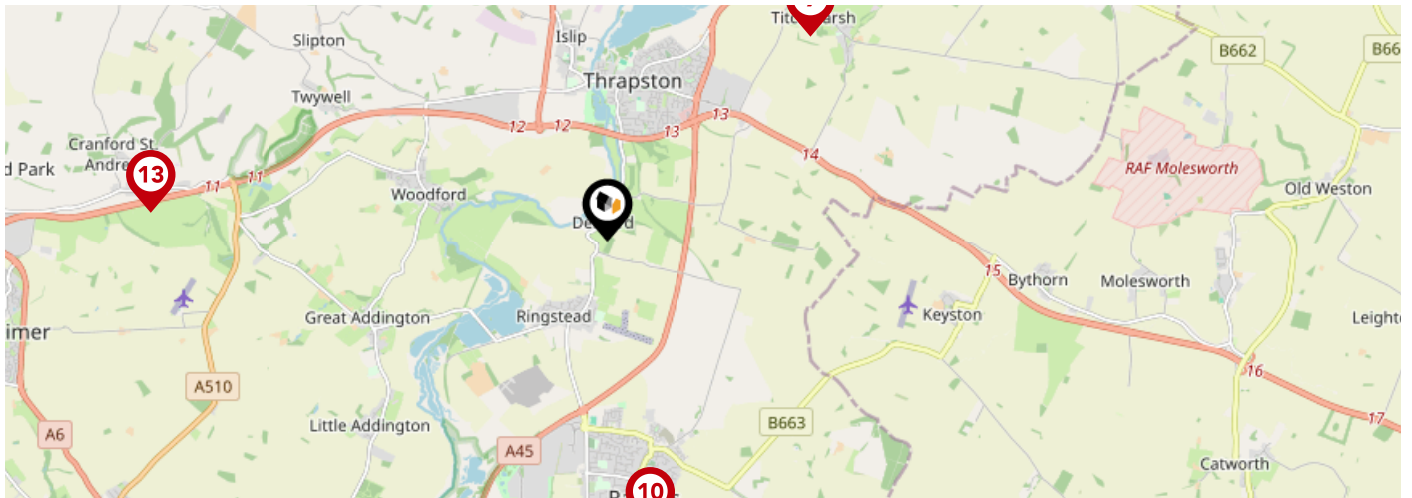
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Progress Schools - Thrapston</b></p> <p>Ofsted Rating: Requires improvement   Pupils: 13   Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Thrapston Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 494   Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Ringstead Church of England Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 128   Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Woodford Church of England Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 113   Distance:1.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Windmill Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 384   Distance:2.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Great Addington CofE Primary School</b></p> <p>Ofsted Rating: Good   Pupils: 93   Distance:2.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Peter's Church of England Academy</b></p> <p>Ofsted Rating: Good   Pupils: 220   Distance:2.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Manor School</b></p> <p>Ofsted Rating: Good   Pupils: 1007   Distance:2.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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		Nursery	Primary	Secondary	College	Private
	<b>Titchmarsh Church of England Primary School</b> Ofsted Rating: Good   Pupils: 98   Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Raunds Park Infant School</b> Ofsted Rating: Good   Pupils: 163   Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trinity Church of England Primary School</b> Ofsted Rating: Good   Pupils: 155   Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stanwick Academy</b> Ofsted Rating: Good   Pupils: 199   Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cranford CofE Primary School</b> Ofsted Rating: Good   Pupils: 99   Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Irthlingborough Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:4.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Huxlow Academy</b> Ofsted Rating: Not Rated   Pupils: 854   Distance:4.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Irthlingborough Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 316   Distance:4.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

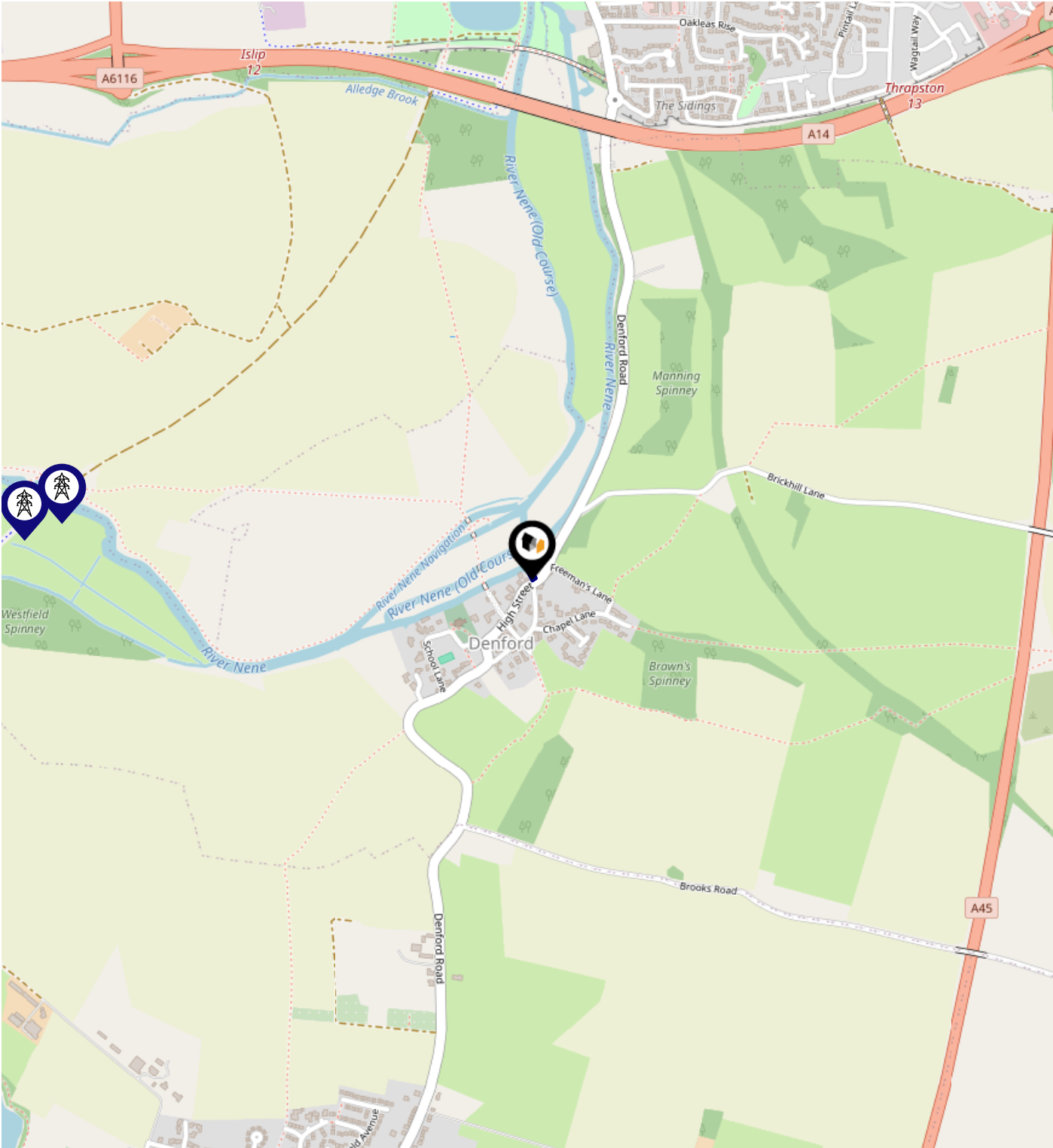
# Local Area

## Masts & Pylons

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**Key:**

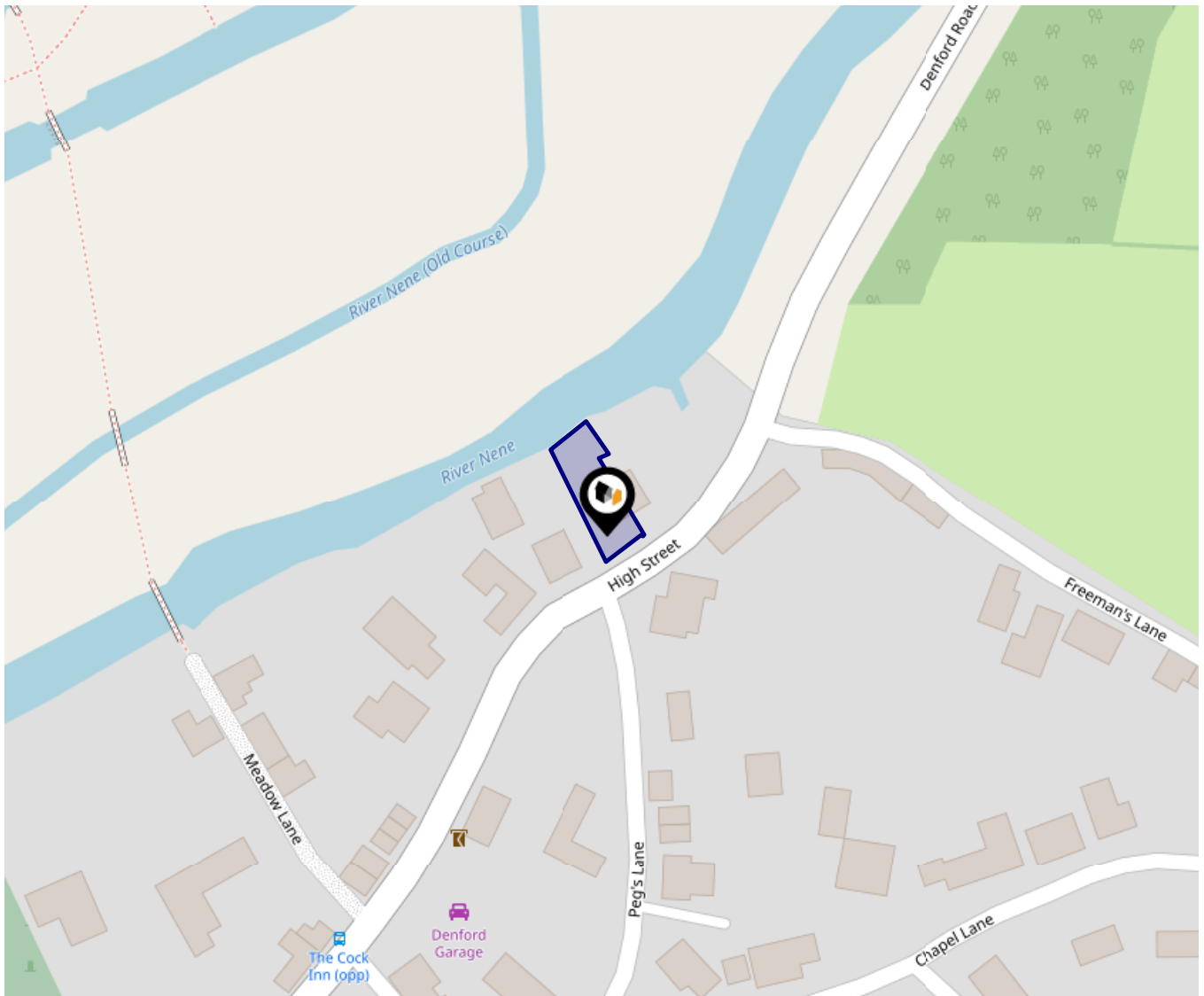
- Power Pylons
- Communication Masts

# Local Area Road Noise

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This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

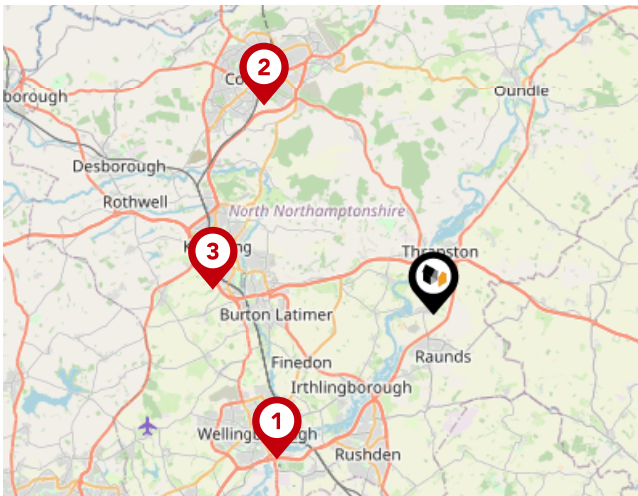
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Area Transport (National)

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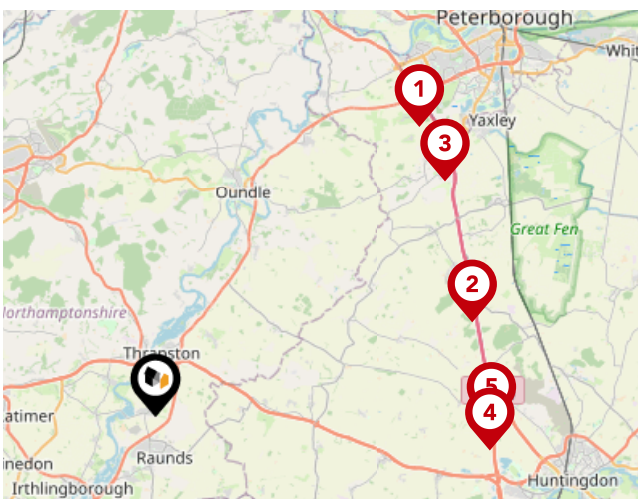


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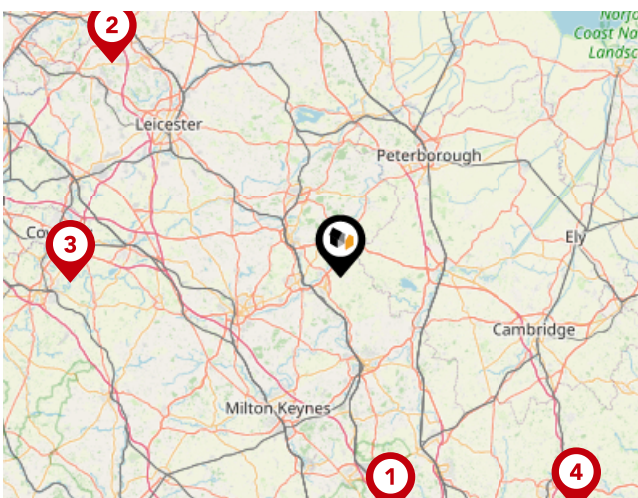
## National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	7.73 miles
2	Corby Rail Station	9.74 miles
3	Kettering Rail Station	8.05 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J17	14.17 miles
2	A1(M) J15	11.98 miles
3	A1(M) J16	13.51 miles
4	A1(M) J13	12.18 miles
5	A1(M) J14	12.18 miles



## Airports/Helipads

Pin	Name	Distance
1	Luton Airport	35.29 miles
2	East Mids Airport	45.25 miles
3	Baginton	39.39 miles
4	Stansted Airport	48.15 miles

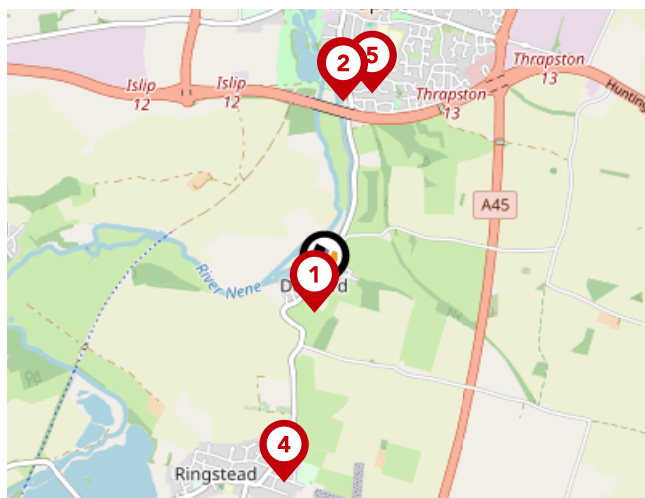
# Area

## Transport (Local)

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### Bus Stops/Stations

Pin	Name	Distance
1	The Cock Inn	0.09 miles
2	Cedar Drive	0.88 miles
3	Cedar Drive	0.88 miles
4	Braybrooke Close	0.87 miles
5	Nene Leisure Centre	0.93 miles



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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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