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BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st September 2025



HIGH STREET, DENFORD, KETTERING, NN14

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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Know any property instantly

Introduction

Our Comments



📌 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:	Semi-Detached
Bedrooms:	3
Floor Area:	1,603 ft ² / 149 m ²
Plot Area:	0.09 acres
Council Tax :	Band C
Annual Estimate:	£2,046
Title Number:	NN373395

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

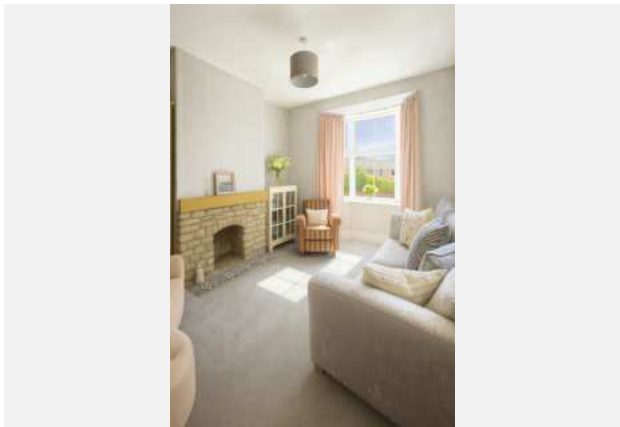
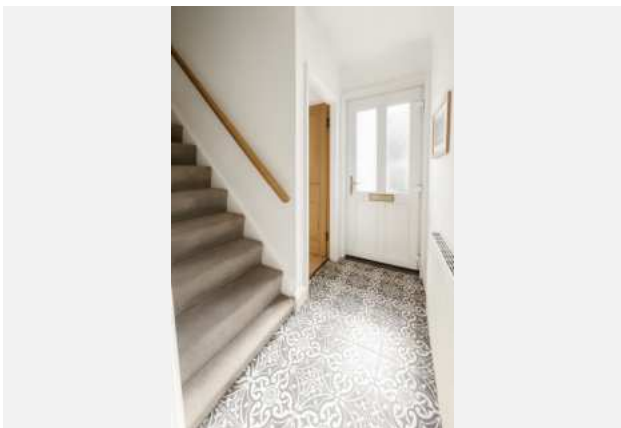


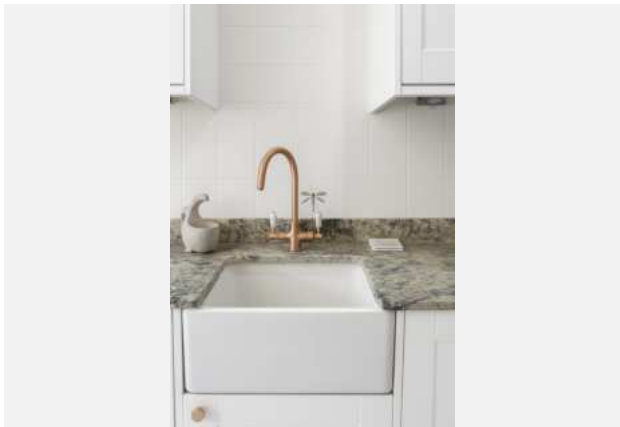
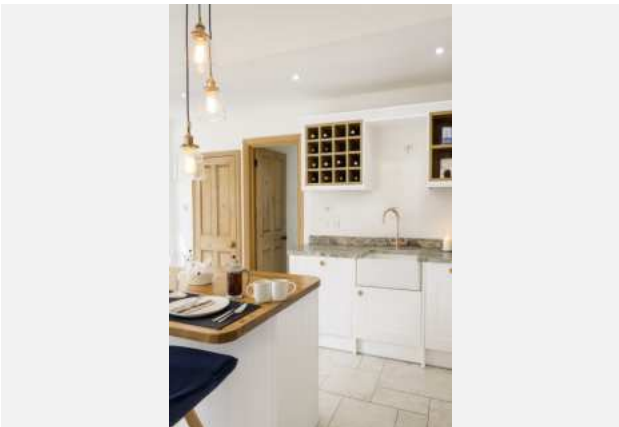
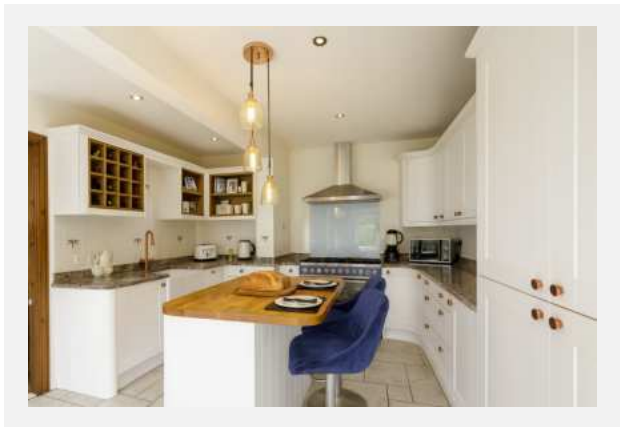
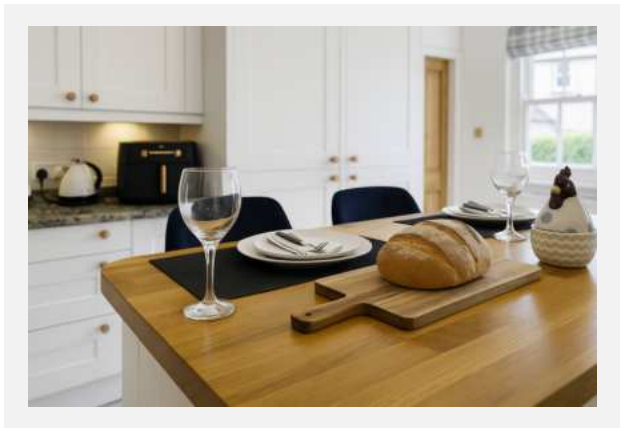
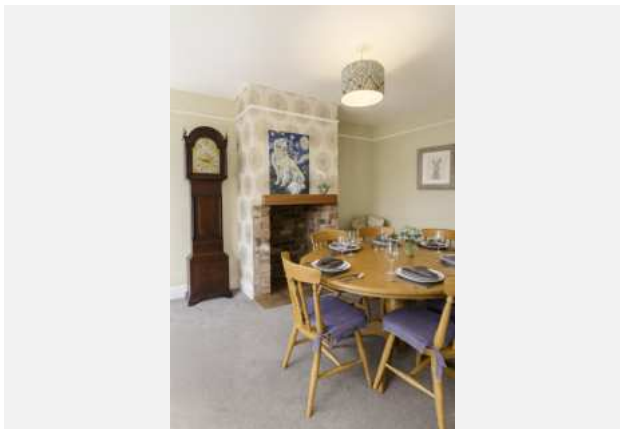
Gallery Photos

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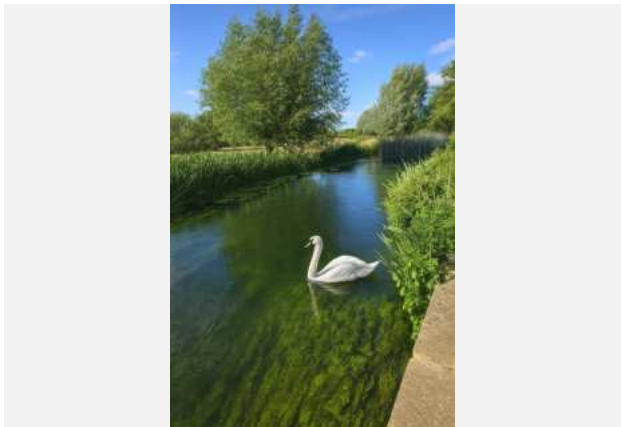
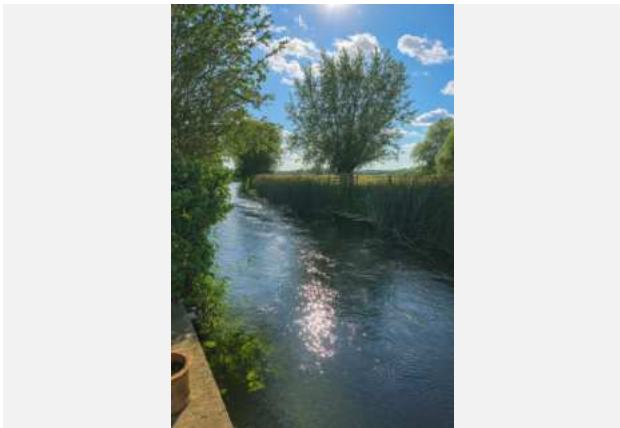
BESPOKE ESTATE AGENT





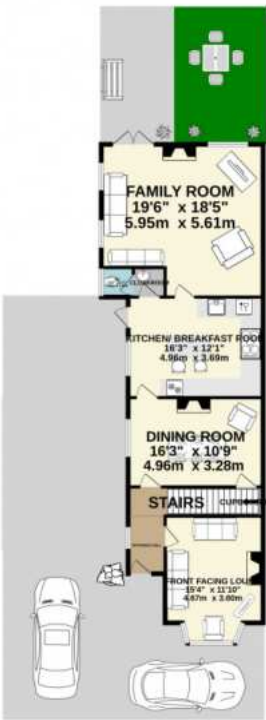






HIGH STREET, DENFORD, KETTERING, NN14

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+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

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

Market

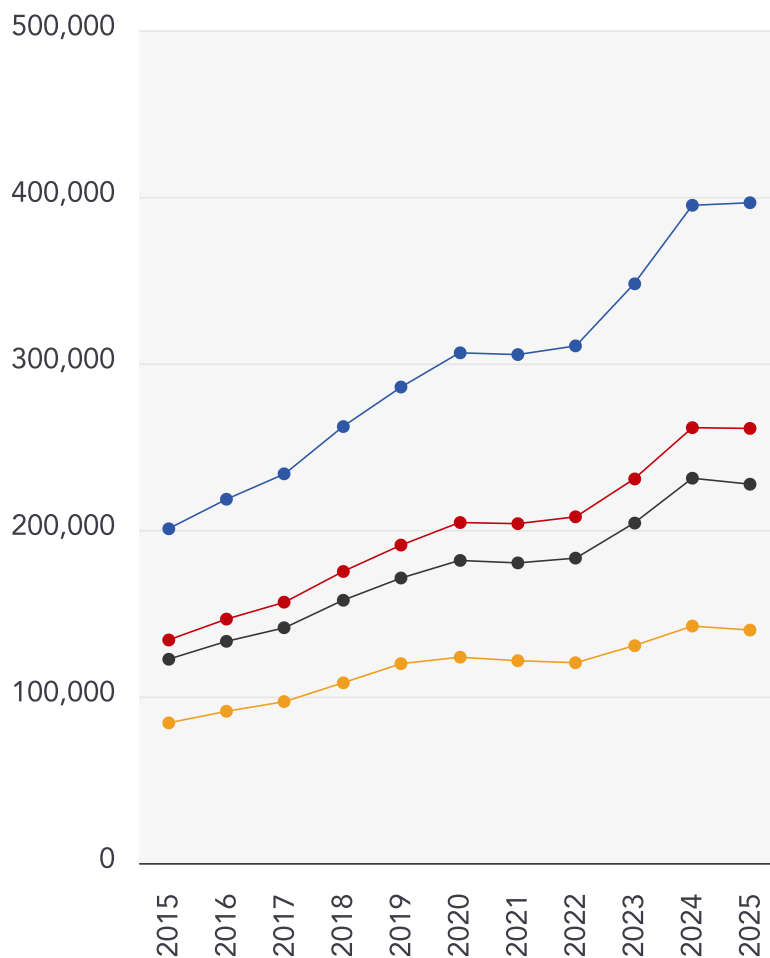
House Price Statistics

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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

Coal Mining

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This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

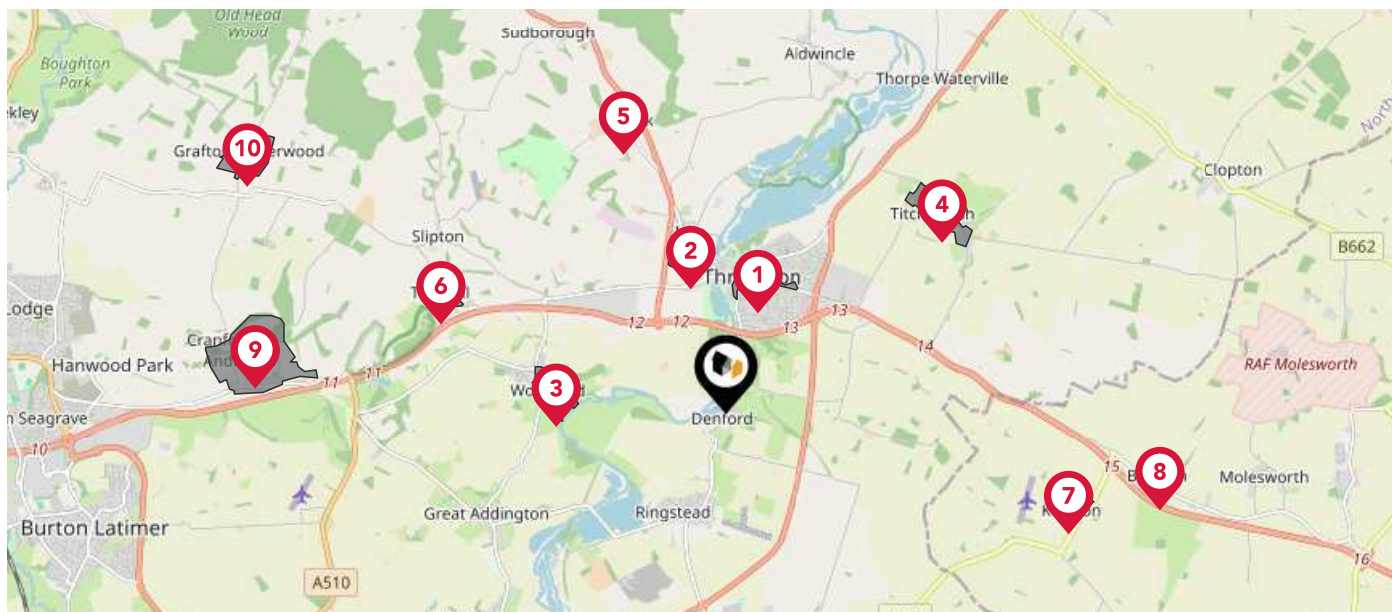
Conservation Areas

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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



Thrapston



Islip



Woodford



Titchmarsh



Lowick



Twywell



Keston



Bythorn



Cranford



Grafton Underwood

Maps

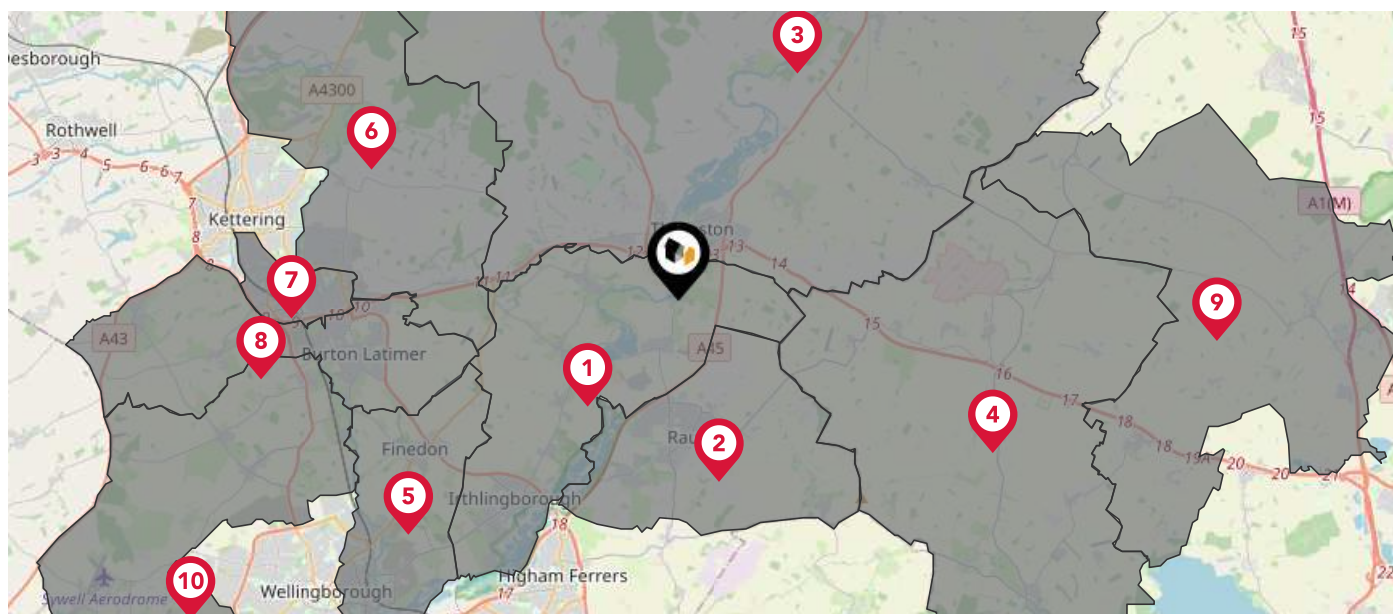
Council Wards

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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



Irthlingborough Ward



Raunds Ward



Thrapston Ward



Kimbolton Ward



Finedon Ward



Ise Ward



Wicksteed Ward



Burton and Broughton Ward



Alconbury Ward



Earls Barton Ward

Maps

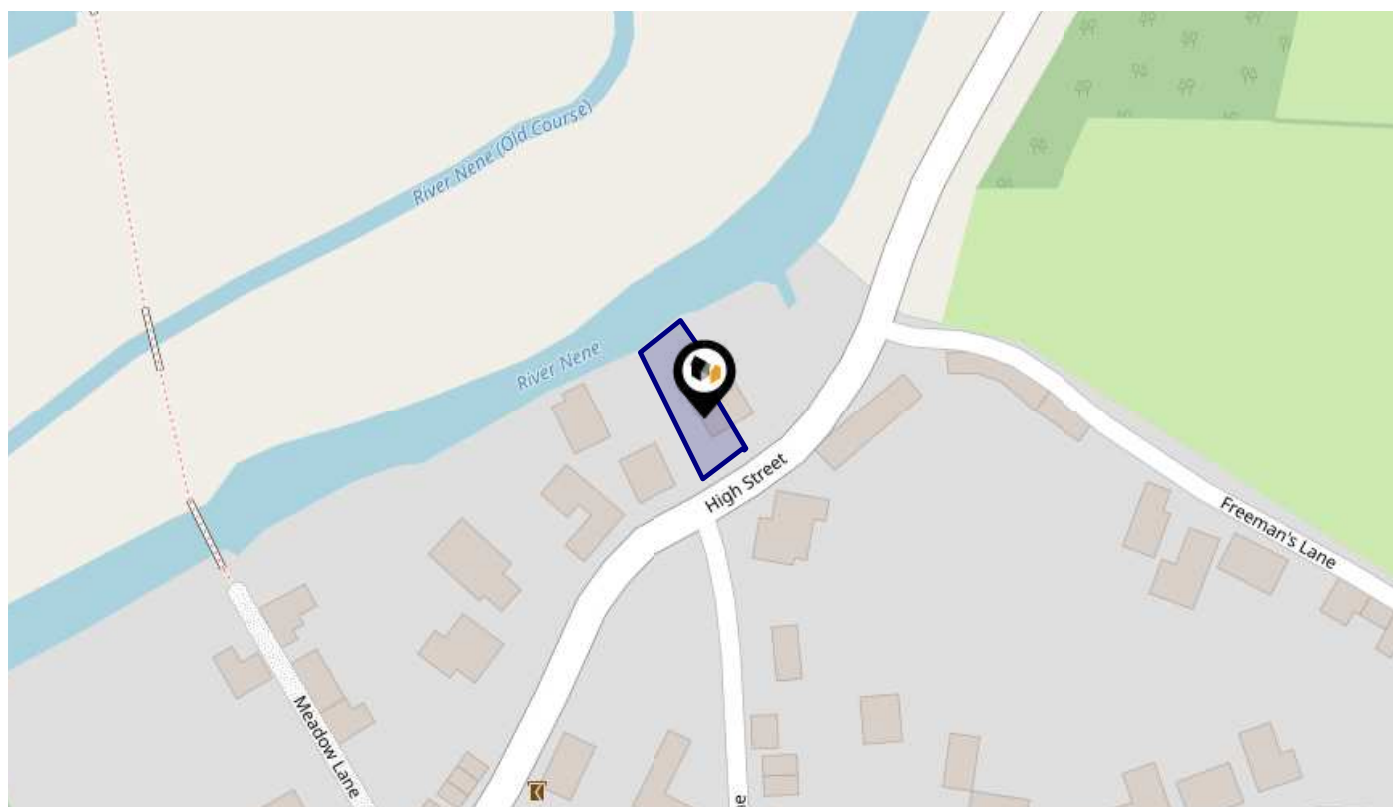
Rail Noise

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This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

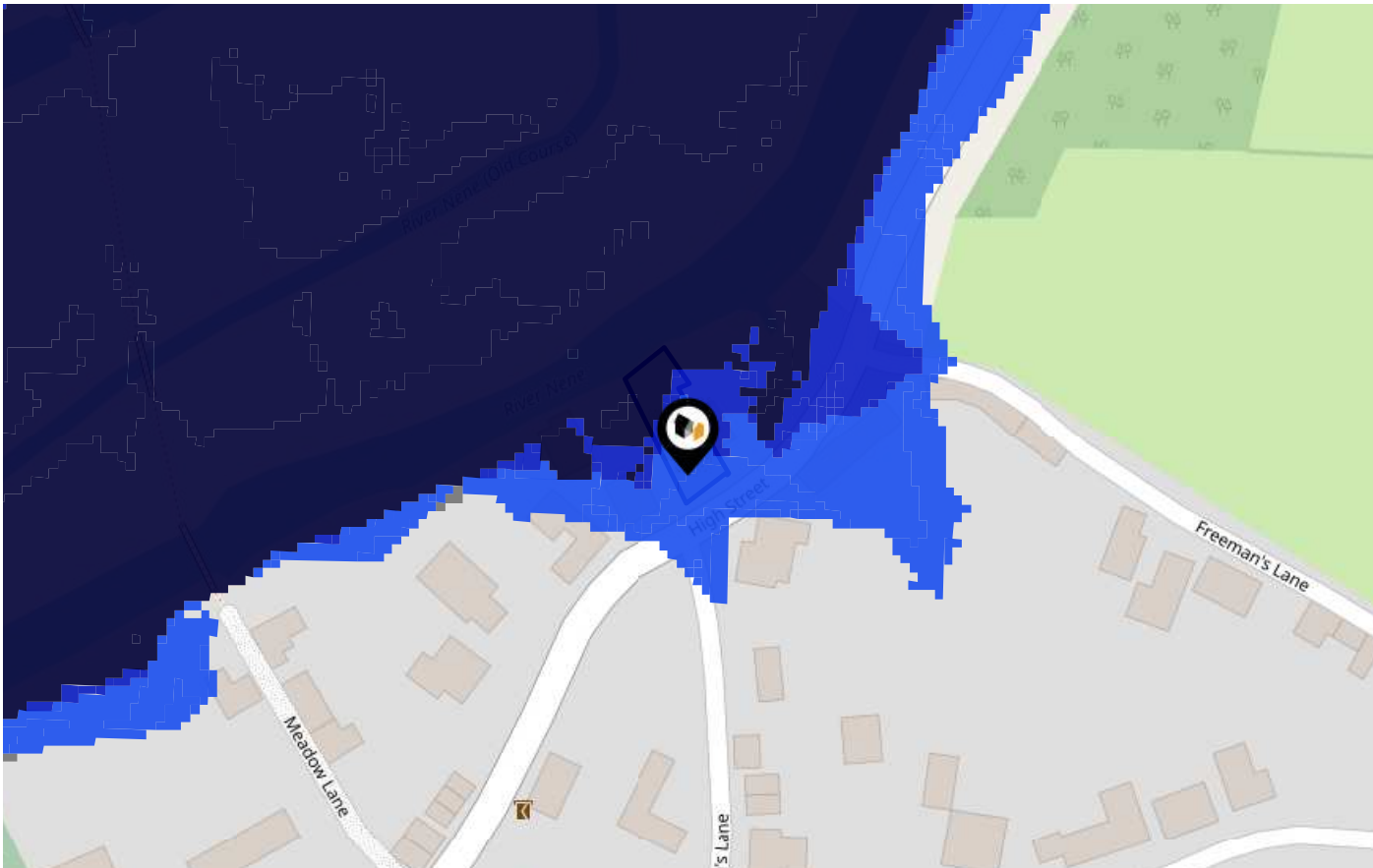
Rivers & Seas - Flood Risk

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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 (0.1%) 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:



Flood Risk

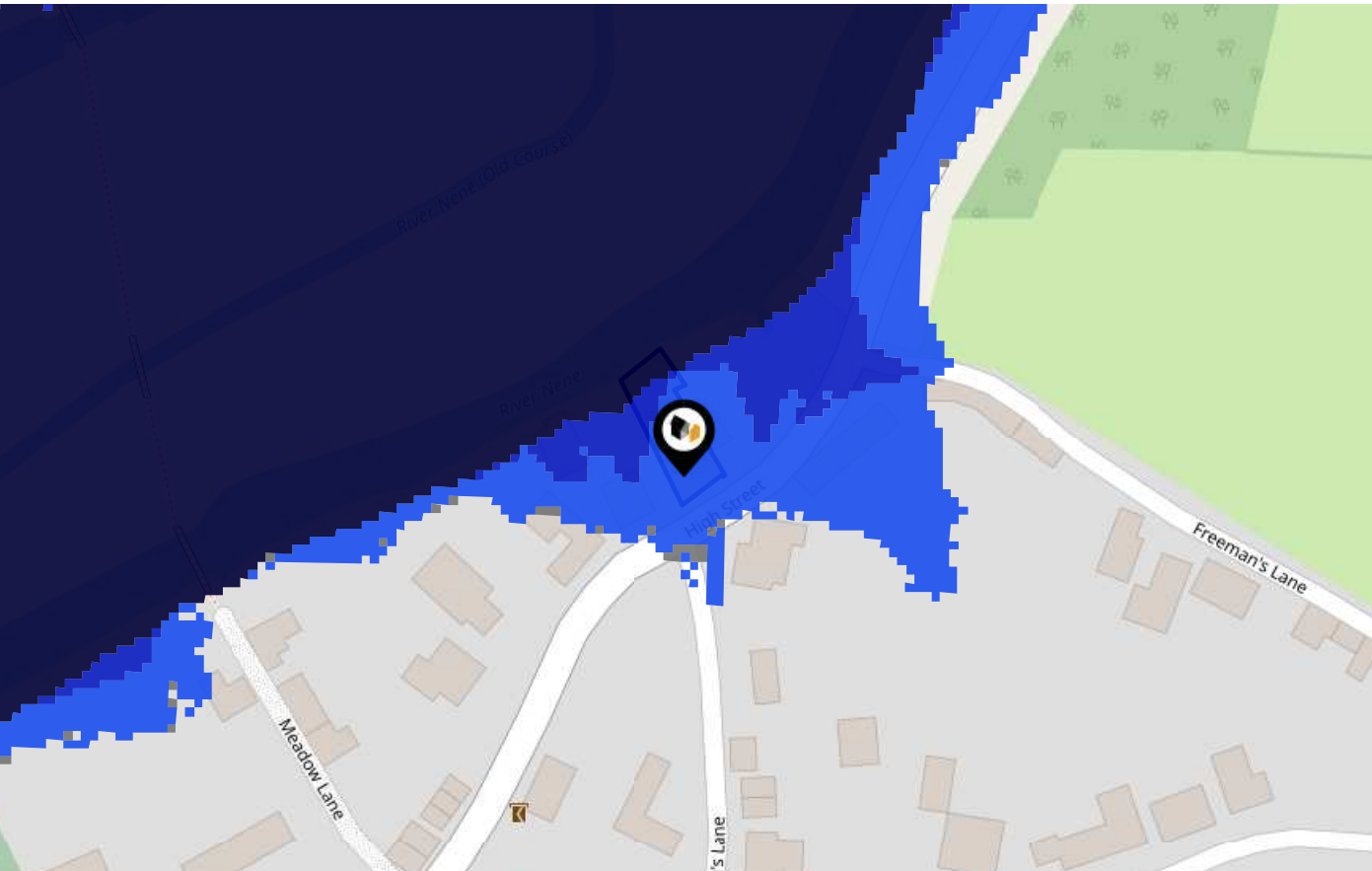
Rivers & Seas - Climate Change

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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.

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Flood Risk

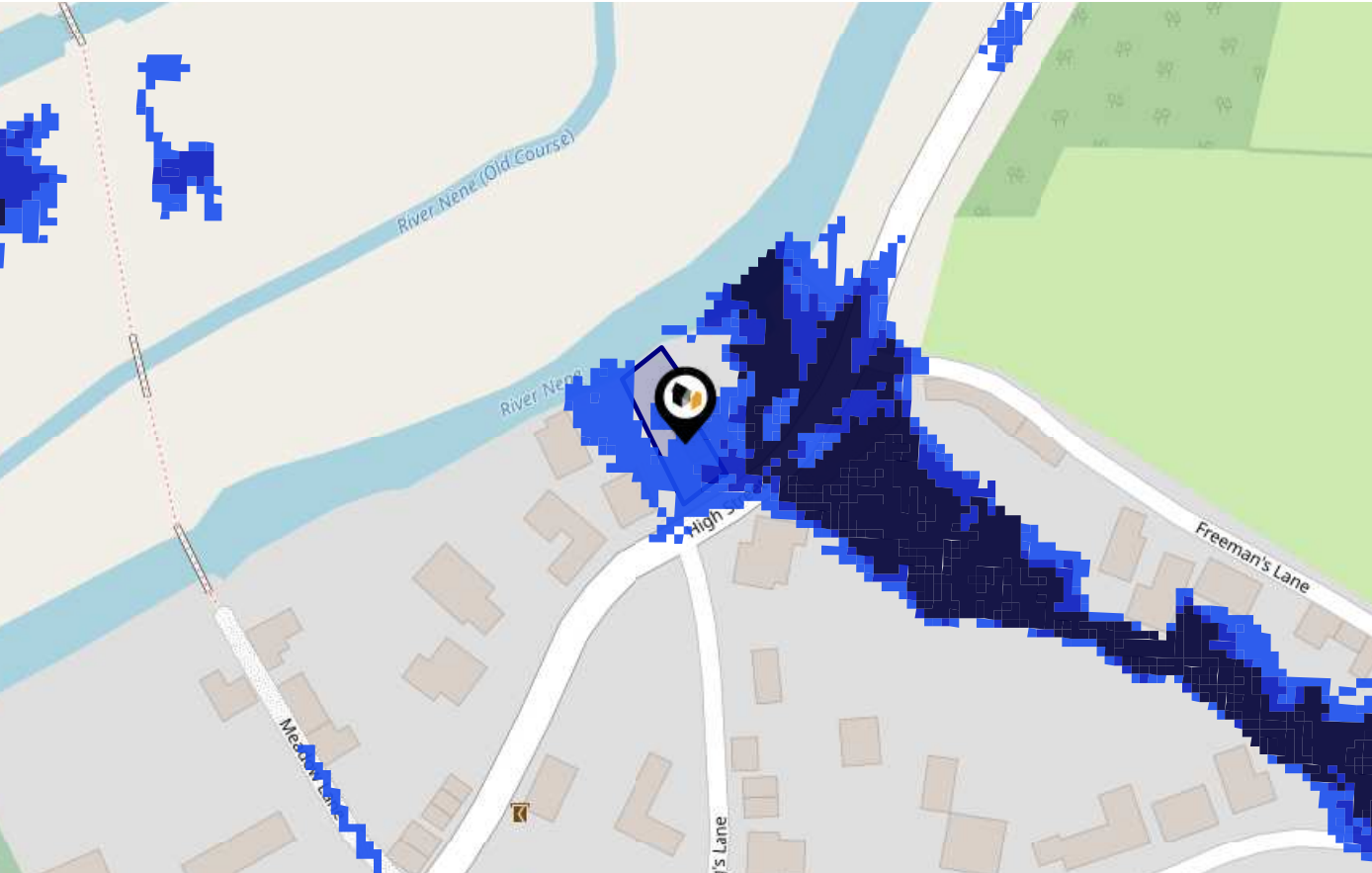
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

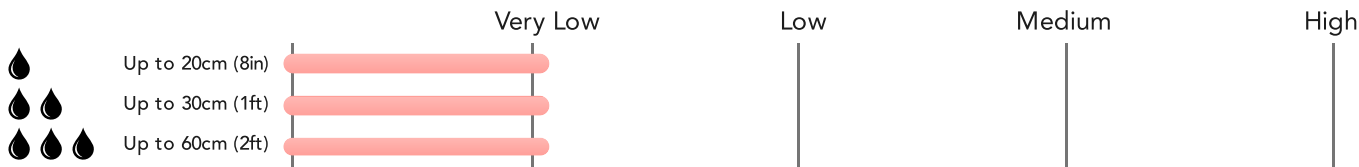


Risk Rating: Low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



Flood Risk

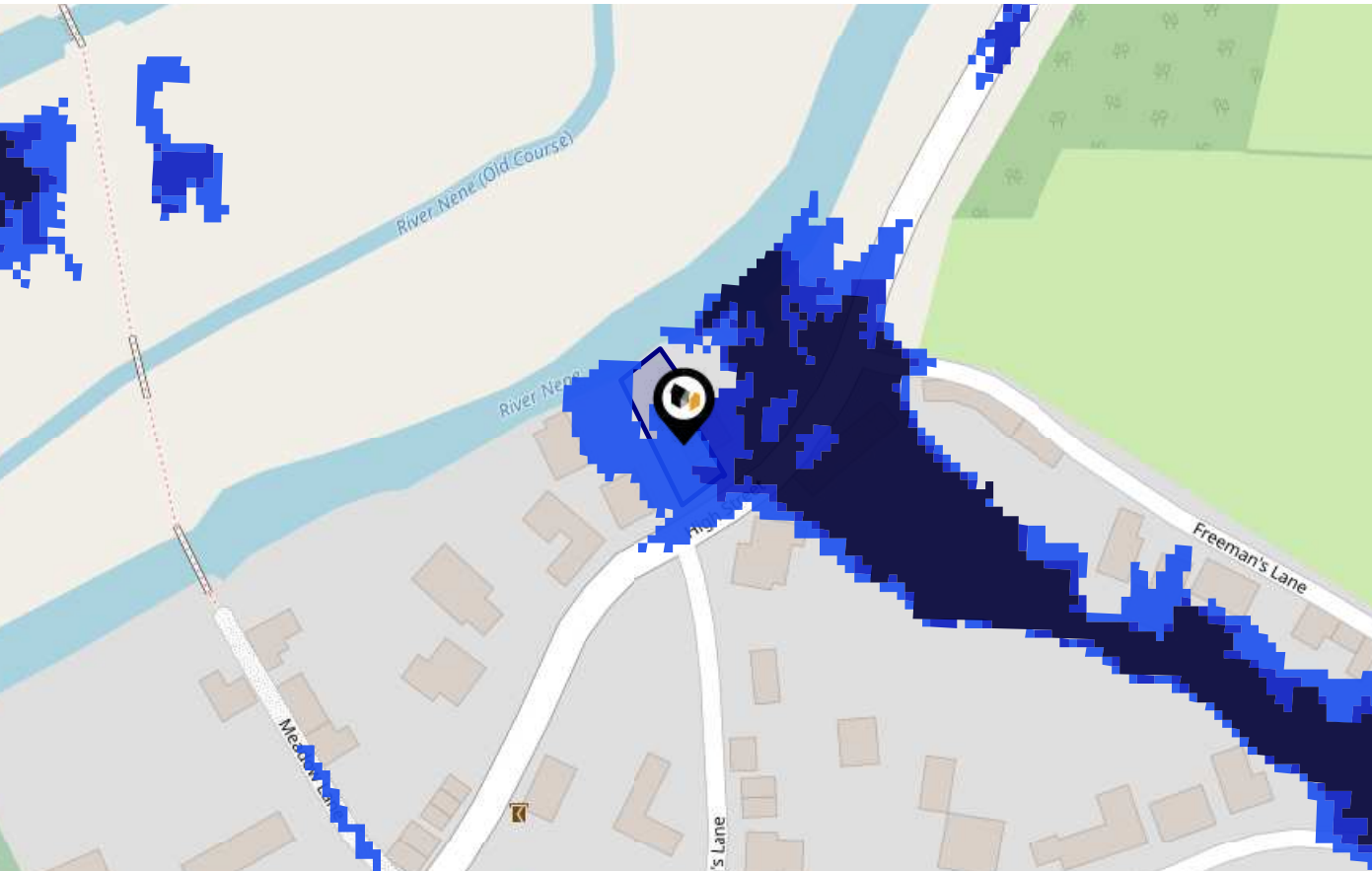
Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. 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.
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Chance of flooding to the following depths at this property:



Maps

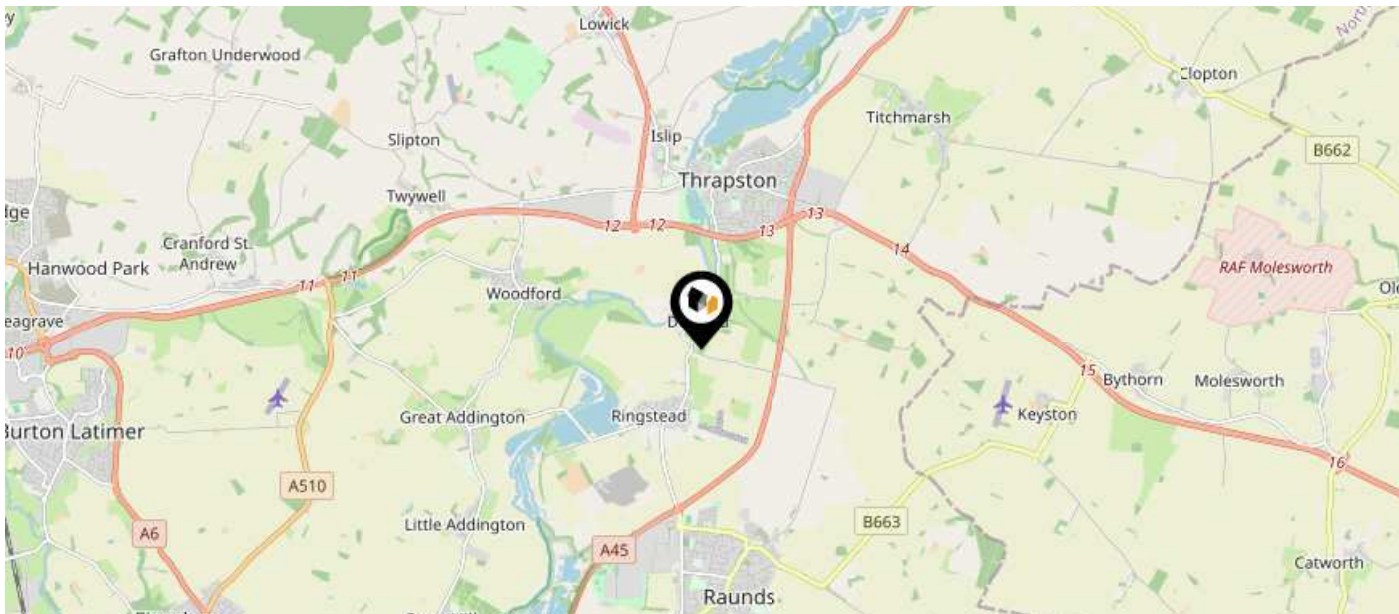
Green Belt

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



Nearby Green Belt Land

No data available.

Maps

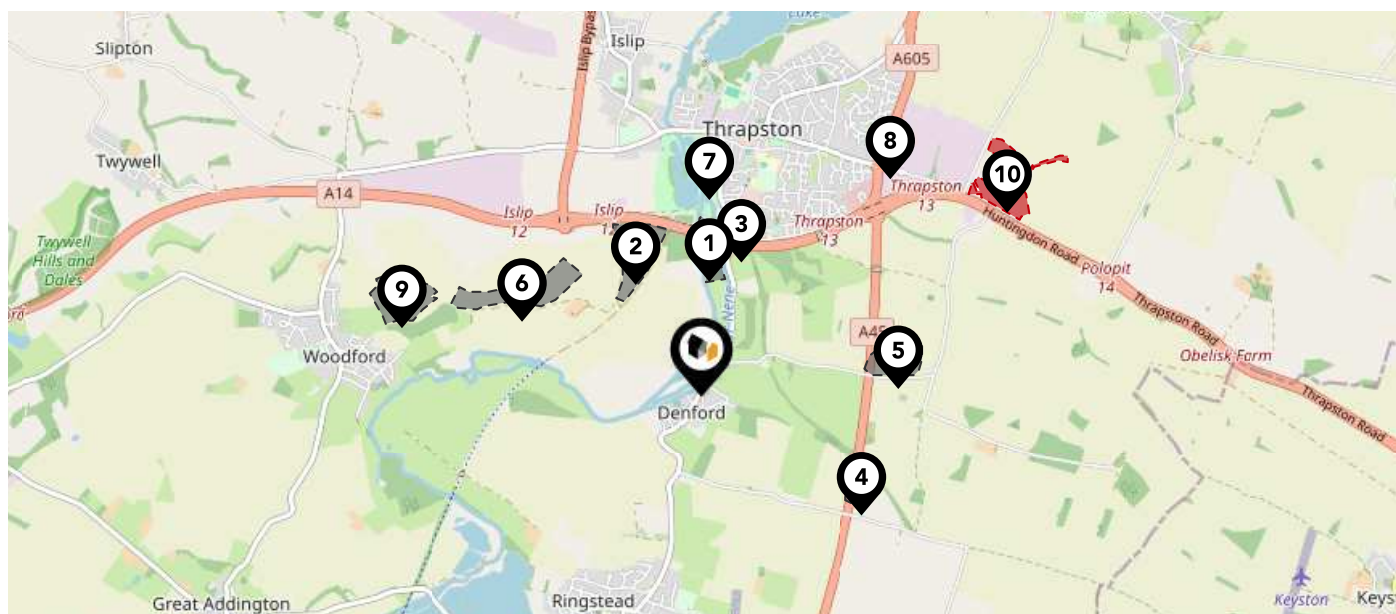
Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Woodford Borrow Pits East and West-Near Thrapston, Woodford	Historic Landfill	☐
2	Woodford Borrow Pits East and West-Near Thrapston, Woodford	Historic Landfill	☐
3	Western Raine-Thrapston	Historic Landfill	☐
4	OS Plots 5100 and 5115, Rectory Farm-Denford	Historic Landfill	☐
5	Denford Ash Farm-Thrapston, East Northamptonshire	Historic Landfill	☐
6	Woodford Grange-Woodford	Historic Landfill	☐
7	Opposite Factory Premises, Midland Road-Midland Road, Thrapston	Historic Landfill	☐
8	Field Adjacent To A605 Bypass-Thrapston	Historic Landfill	☐
9	Woodford Grange-Woodford	Historic Landfill	☐
10	EA/EPR/BT9879IY/V003	Active Landfill	☒

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
 1371893 - Debdale Cottage	Grade II	0.1 miles
 1040320 - Church Of The Holy Trinity	Grade I	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



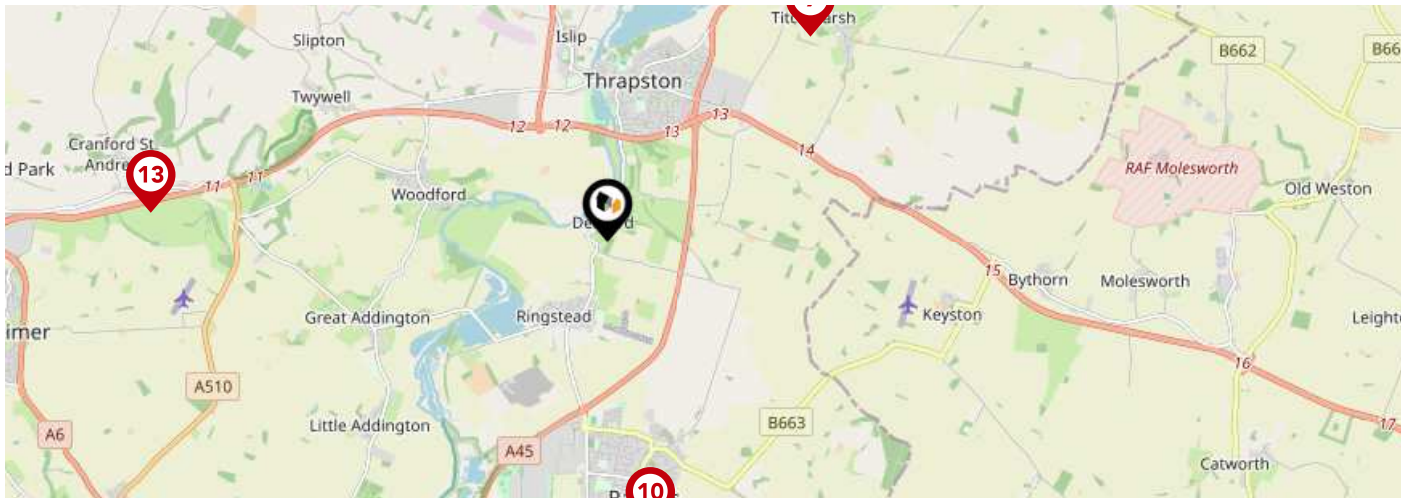
		Nursery	Primary	Secondary	College	Private
1	Progress Schools - Thrapston Ofsted Rating: Requires improvement Pupils: 13 Distance:0.89	☐	☐	☒	☐	☐
2	Thrapston Primary School Ofsted Rating: Good Pupils: 494 Distance:1.07	☐	☒	☐	☐	☐
3	Ringstead Church of England Primary School Ofsted Rating: Good Pupils: 128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

Area Schools

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		Nursery	Primary	Secondary	College	Private
9	Titchmarsh Church of England Primary School Ofsted Rating: Good Pupils: 98 Distance:2.61	☐	☒	☐	☐	☐
10	Raunds Park Infant School Ofsted Rating: Good Pupils: 163 Distance:2.64	☐	☒	☐	☐	☐
11	Trinity Church of England Primary School Ofsted Rating: Good Pupils: 155 Distance:3.19	☐	☒	☐	☐	☐
12	Stanwick Academy Ofsted Rating: Good Pupils: 199 Distance:3.45	☐	☒	☐	☐	☐
13	Cranford CofE Primary School Ofsted Rating: Good Pupils: 99 Distance:4.15	☐	☒	☐	☐	☐
14	Irthlingborough Junior School Ofsted Rating: Good Pupils: 358 Distance:4.74	☐	☒	☐	☐	☐
15	Huxlow Academy Ofsted Rating: Not Rated Pupils: 854 Distance:4.83	☐	☐	☒	☐	☐
16	Irthlingborough Nursery and Infant School Ofsted Rating: Good Pupils: 316 Distance:4.84	☐	☒	☐	☐	☐

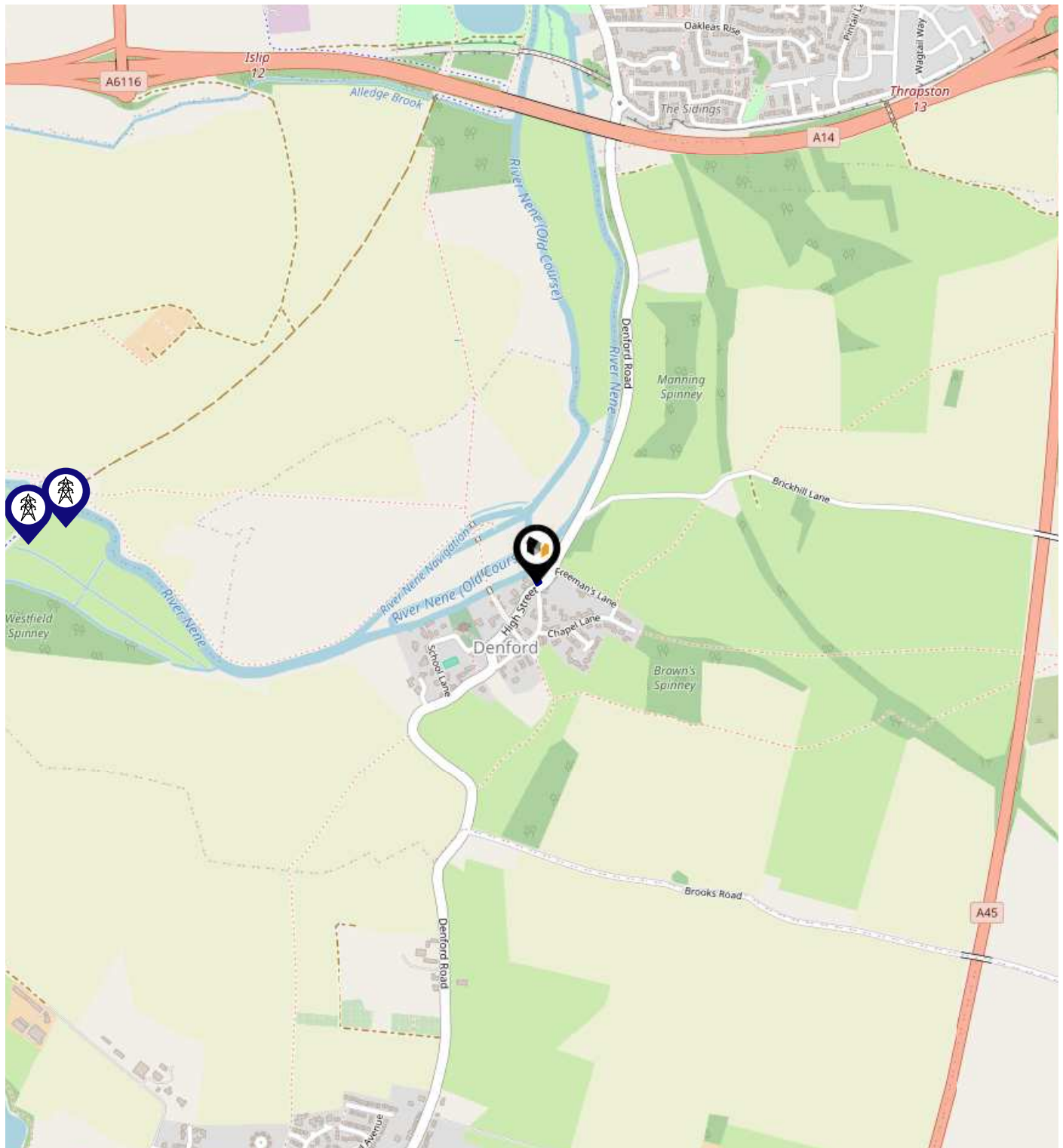
Local Area

Masts & Pylons

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Key:

-  Power Pylons
-  Communication Masts

Environment

Radon Gas

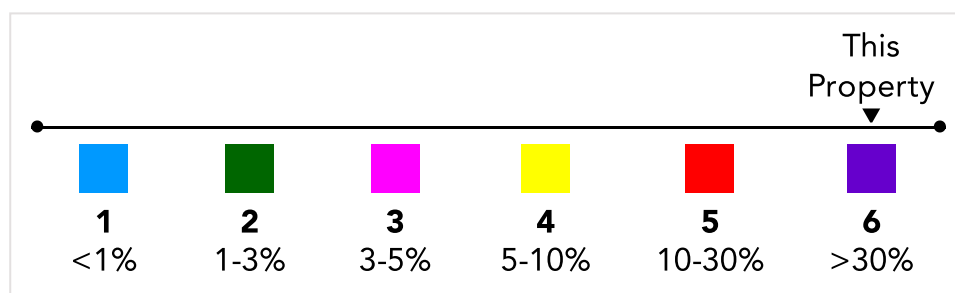
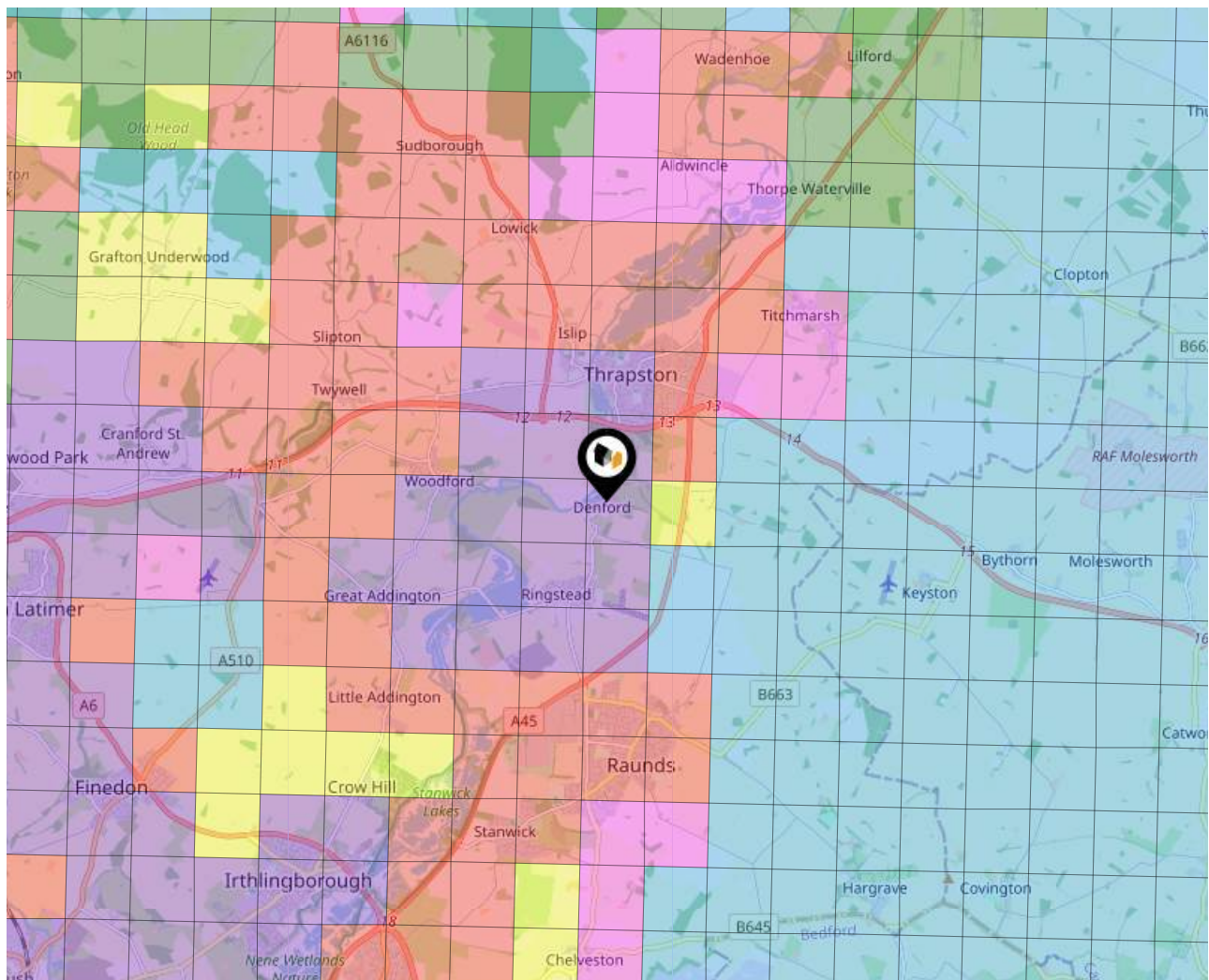
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What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



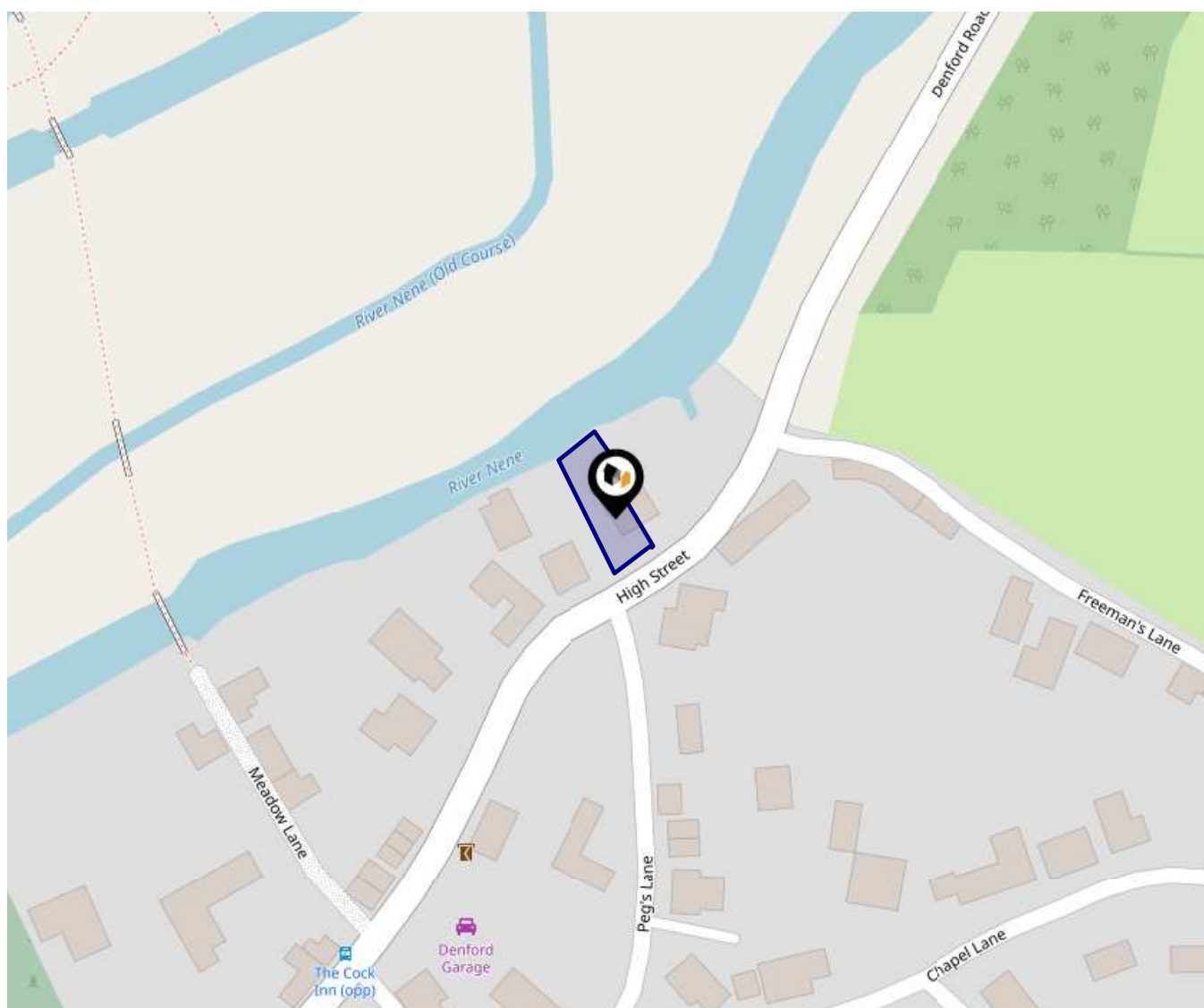
Local Area

Road Noise

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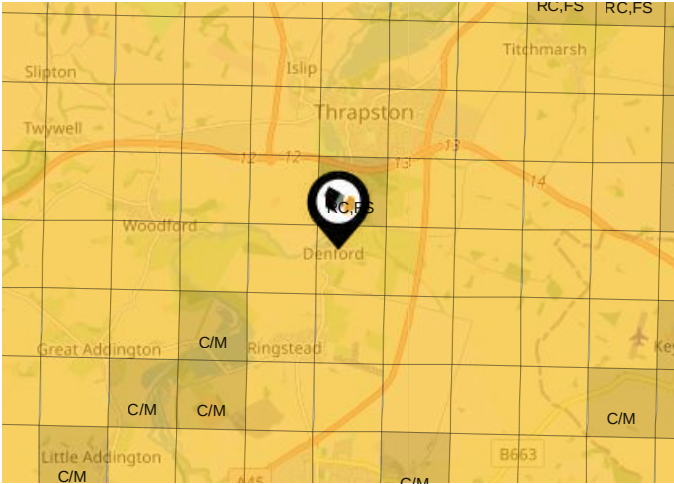
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

Transport (National)

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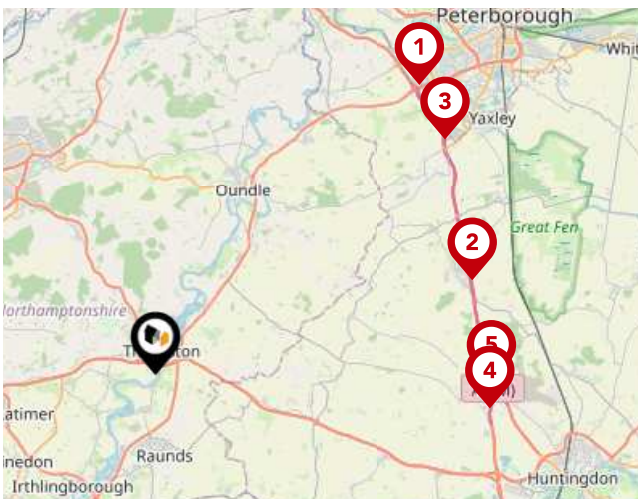


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National Rail Stations

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	35.3 miles
2	Cambridge	32.64 miles
3	East Mids Airport	45.25 miles
4	Baginton	39.39 miles

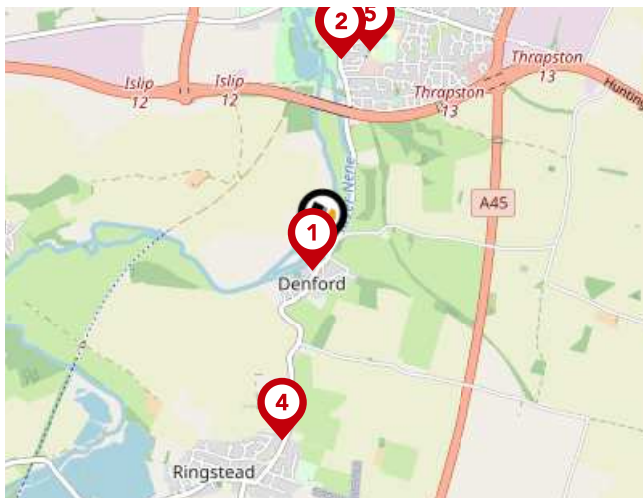
Area

Transport (Local)

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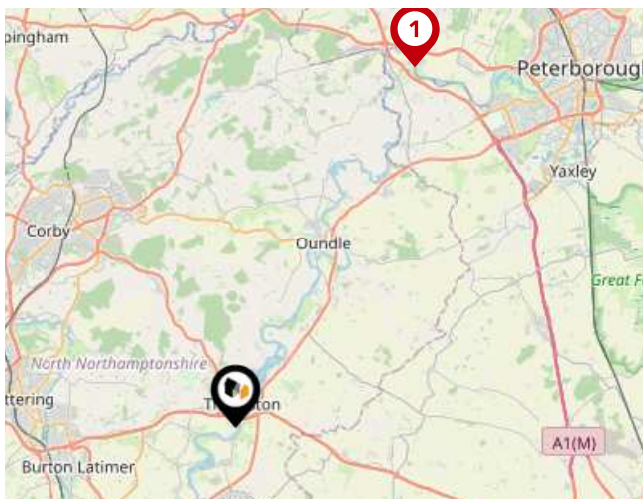


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Bus Stops/Stations

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



Local Connections

Pin	Name	Distance
1	Wansford (Nene Valley Railway)	14.56 miles

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About Us



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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.

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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

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

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