

CARL MYERS



BESPOKE ESTATE AGENT

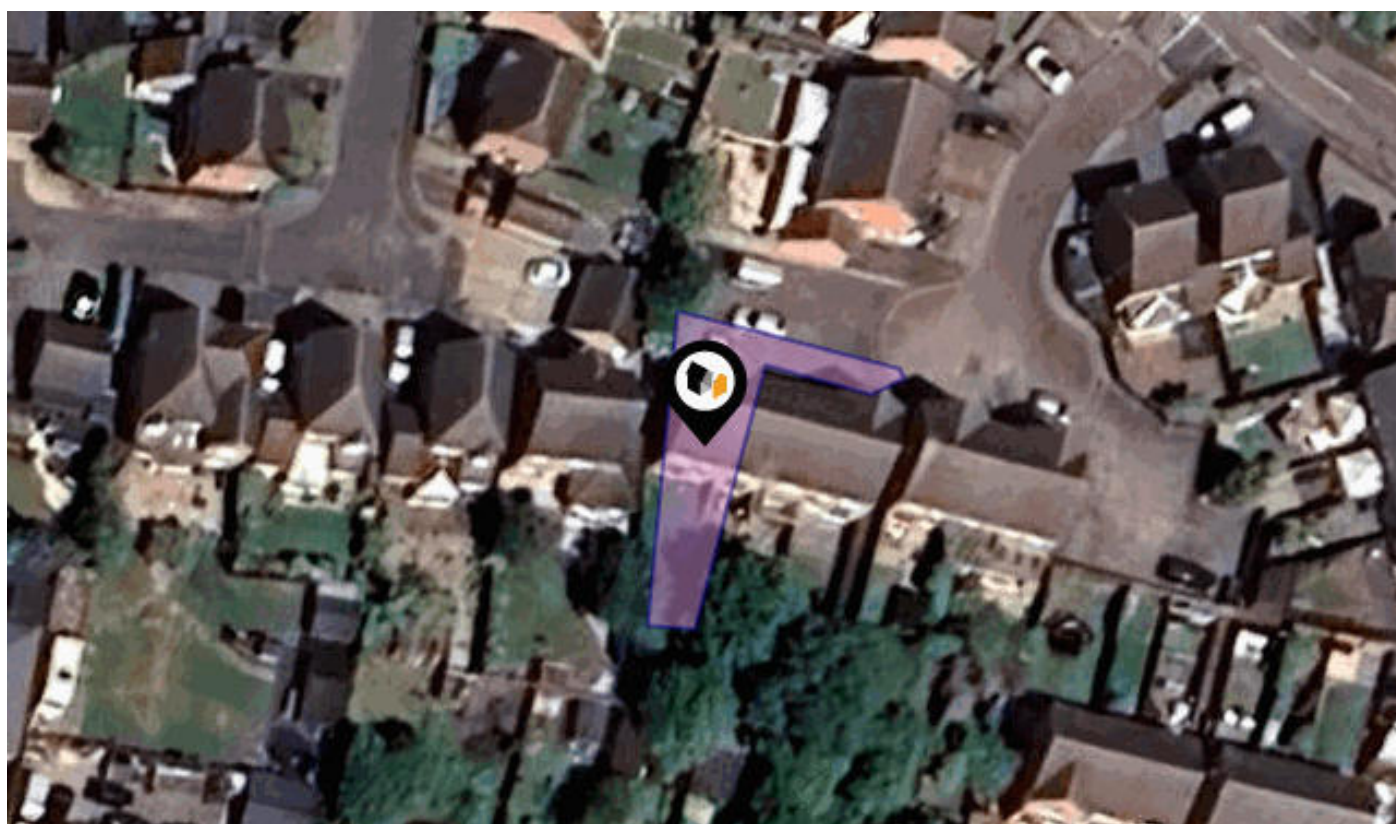


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 26<sup>th</sup> December 2025**



**PENRHYN COURT, THRAPSTON, KETTERING, NN14**

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

Kettering

07867 528633/01536 903036

carl.myers@exp.uk.com

www.carlmyers.co.uk

Powered by  
**aprift**  
Know any property instantly

# Introduction

## Our Comments

CARL MYERS



BESPOKE ESTATE AGENT

### 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.

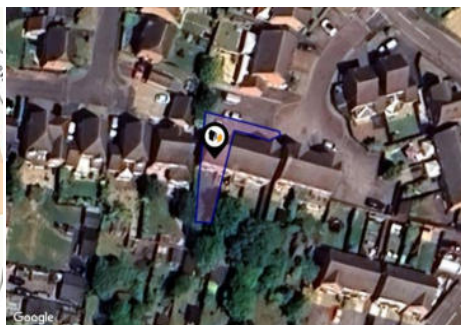
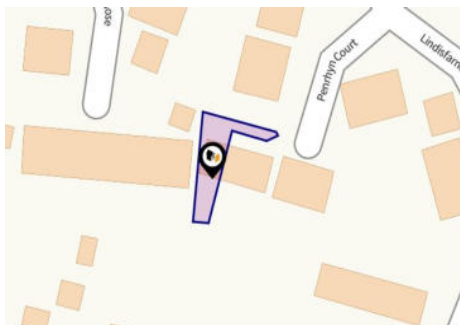
With "Be Better Informed," you can make confident, well-informed decisions about your next home. If there's any additional information you need and can't find in the brochure, please don't hesitate to reach out to us. Call us at 01536 903036, WhatsApp or text us at 07867 528633, or email us at [carl@carlmyers.co.uk](mailto:carl@carlmyers.co.uk).

# Property Overview

CARL MYERS



BESPOKE ESTATE AGENT



## Property

|                  |   |         |          |
|------------------|---|---------|----------|
| Type:            | Terraced                                | Tenure: | Freehold |
| Bedrooms:        | 3                                       |         |          |
| Floor Area:      | 796 ft <sup>2</sup> / 74 m <sup>2</sup> |         |          |
| Plot Area:       | 0.05 acres                              |         |          |
| Year Built :     | 1997                                    |         |          |
| Council Tax :    | Band C                                  |         |          |
| Annual Estimate: | £2,046                                  |         |          |
| Title Number:    | NN187957                                |         |          |

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

|      |      |      |
|------|------|------|
| 15   | 80   | 2000 |
| mb/s | mb/s | mb/s |
|      |      |      |

### Mobile Coverage:

(based on calls indoors)

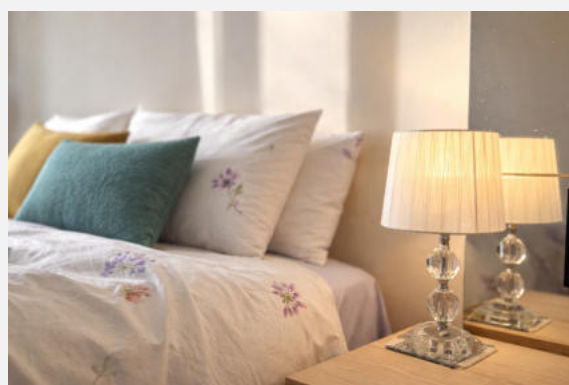


### Satellite/Fibre TV Availability:









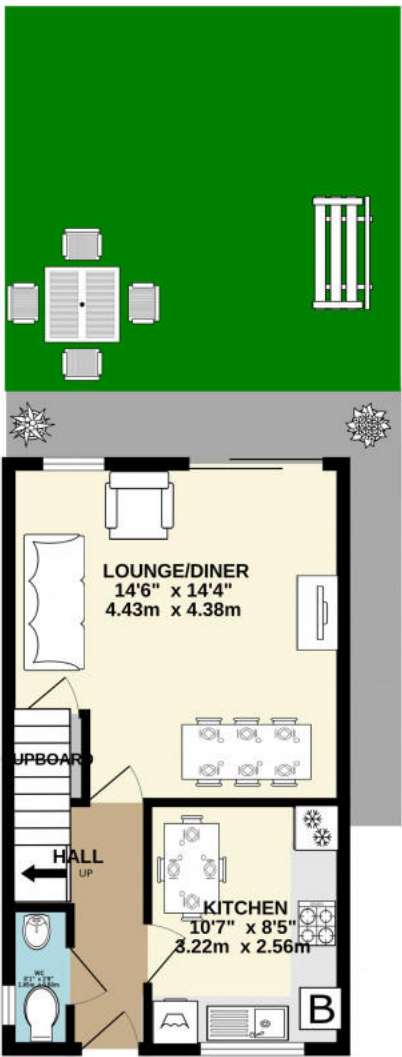




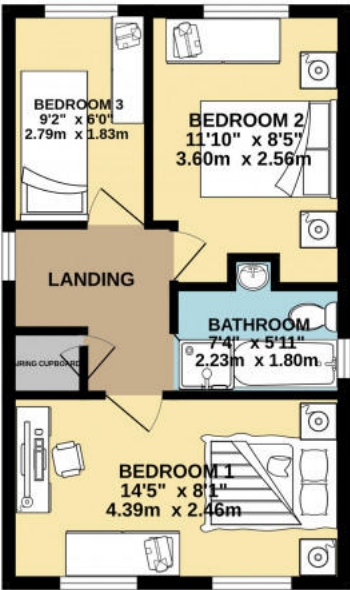


PENRHYN COURT, THRAPSTON, KETTERING, NN14

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.  
Made with Metropix ©2025



# Property

## EPC - Certificate

CARL MYERS



BESPOKE ESTATE AGENT

Energy rating

C

Valid until 18.12.2035

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             | 74   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Property

## EPC - Additional Data

CARL MYERS



BESPOKE ESTATE AGENT

### Additional EPC Data

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | End-terrace house                          |
| <b>Previous Extension:</b>          | 0  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed) |
| <b>Walls Energy:</b>                | Cavity wall, as built, insulated (assumed) |
| <b>Roof:</b>                        | Pitched, 150 mm loft insulation            |
| <b>Roof Energy:</b>                 | Pitched, 150 mm loft insulation            |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas            |
| <b>Main Heating Controls:</b>       | Programmer and room thermostat             |
| <b>Hot Water System:</b>            | From main system                           |
| <b>Hot Water Energy Efficiency:</b> | From main system                           |
| <b>Lighting:</b>                    | Excellent lighting efficiency              |
| <b>Floors:</b>                      | Solid, limited insulation (assumed)        |
| <b>Total Floor Area:</b>            | 74 m <sup>2</sup>                          |

# Market

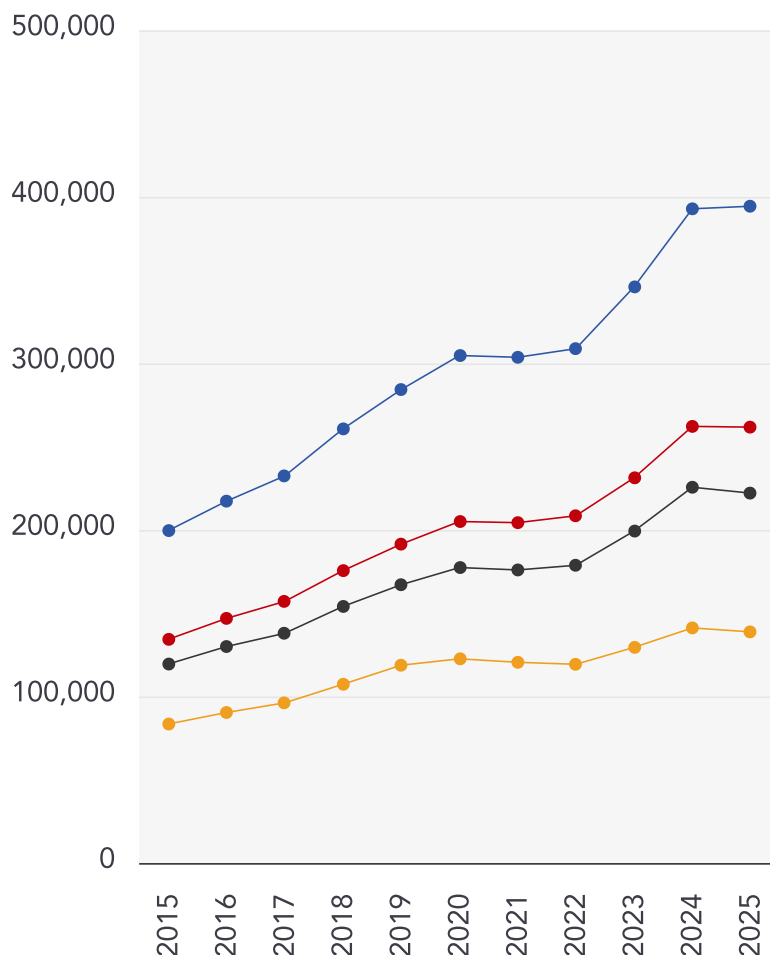
## House Price Statistics

CARL MYERS



BESPOKE ESTATE AGENT

### 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

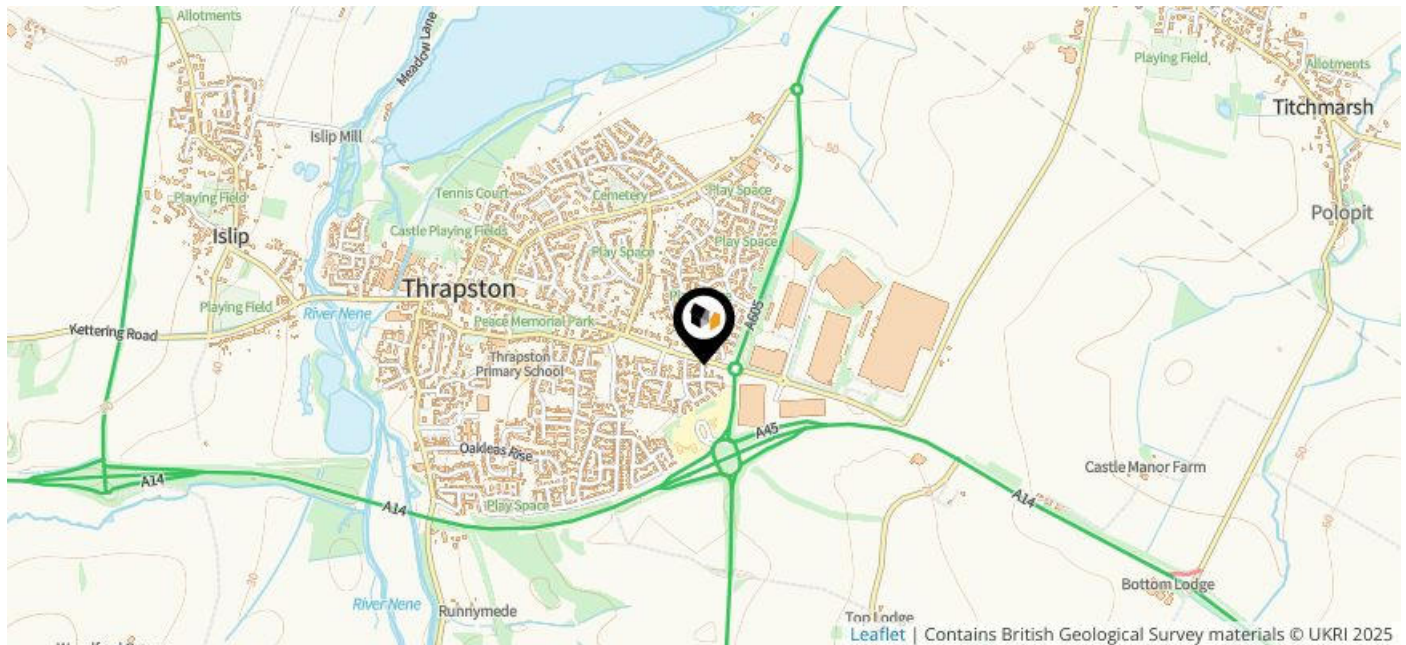
## Coal Mining

CARL MYERS



BESPOKE ESTATE AGENT

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

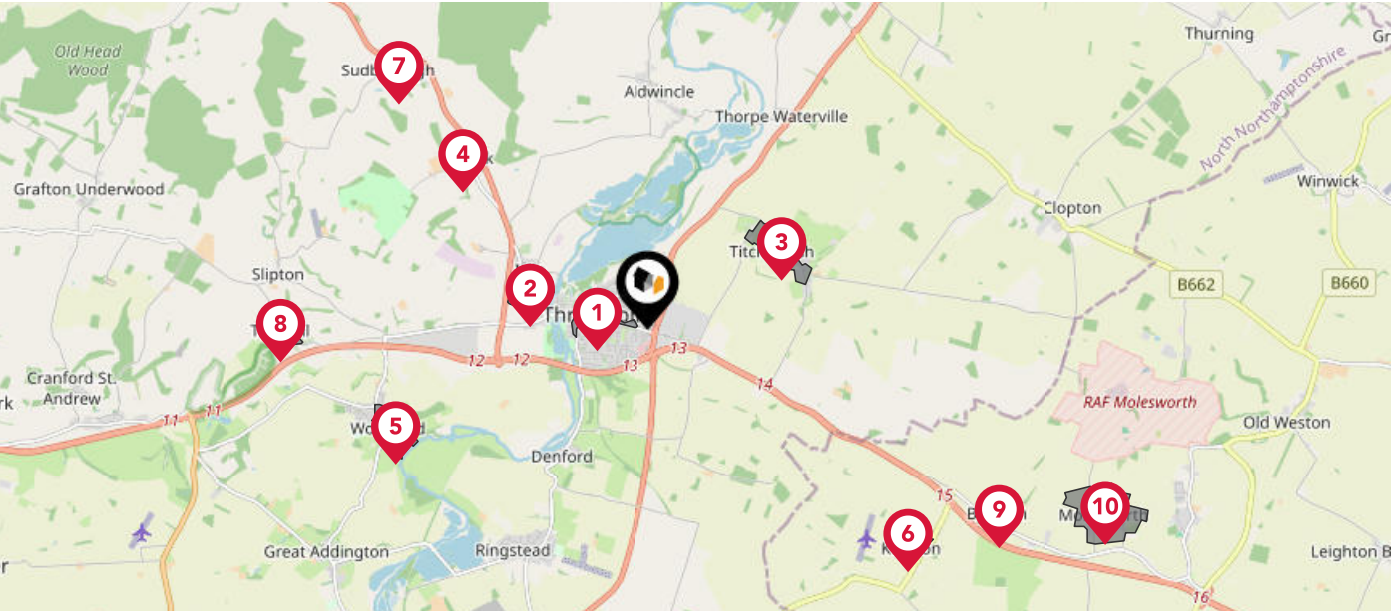
## Conservation Areas

CARL MYERS



BESPOKE ESTATE AGENT

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                         | Titchmarsh |
| 4                         | Lowick     |
| 5                         | Woodford   |
| 6                         | Keyston    |
| 7                         | Sudborough |
| 8                         | Twywell    |
| 9                         | Bythorn    |
| 10                        | Molesworth |

# Maps

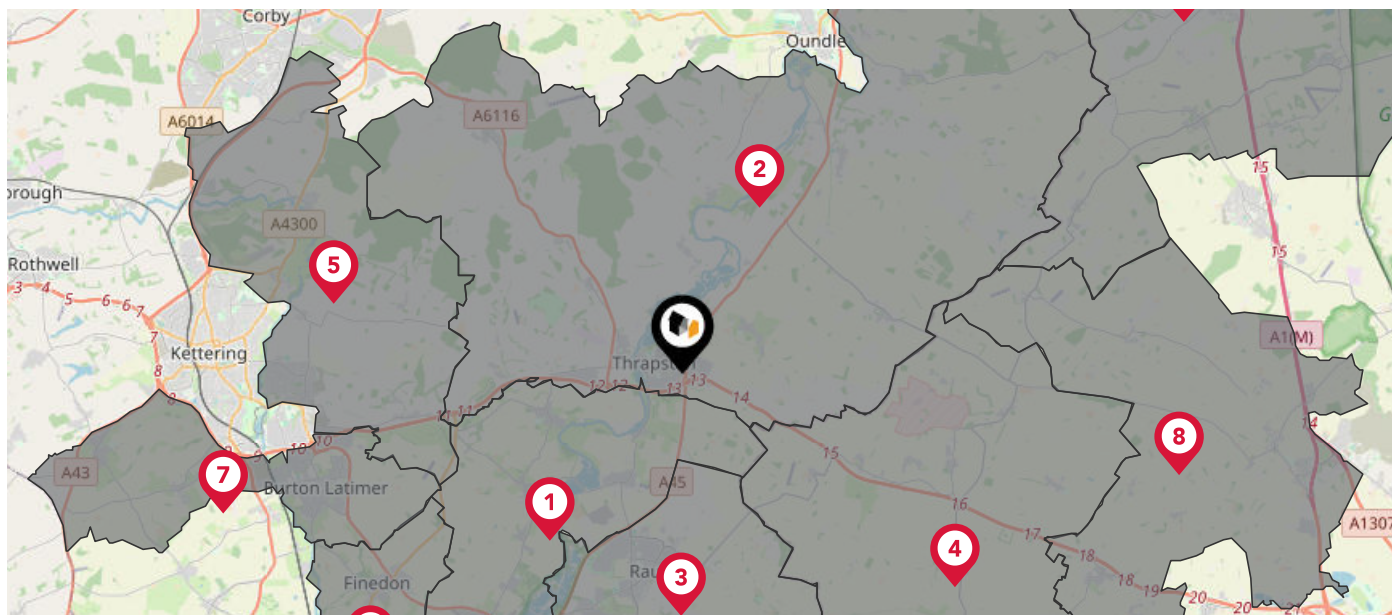
## Council Wards

CARL MYERS



BESPOKE ESTATE AGENT

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



Thrapston Ward



Raunds Ward



Kimbolton Ward



Ise Ward



Finedon Ward



Burton and Broughton Ward



Alconbury Ward



Stilton, Folksworth & Washingley Ward



# Maps

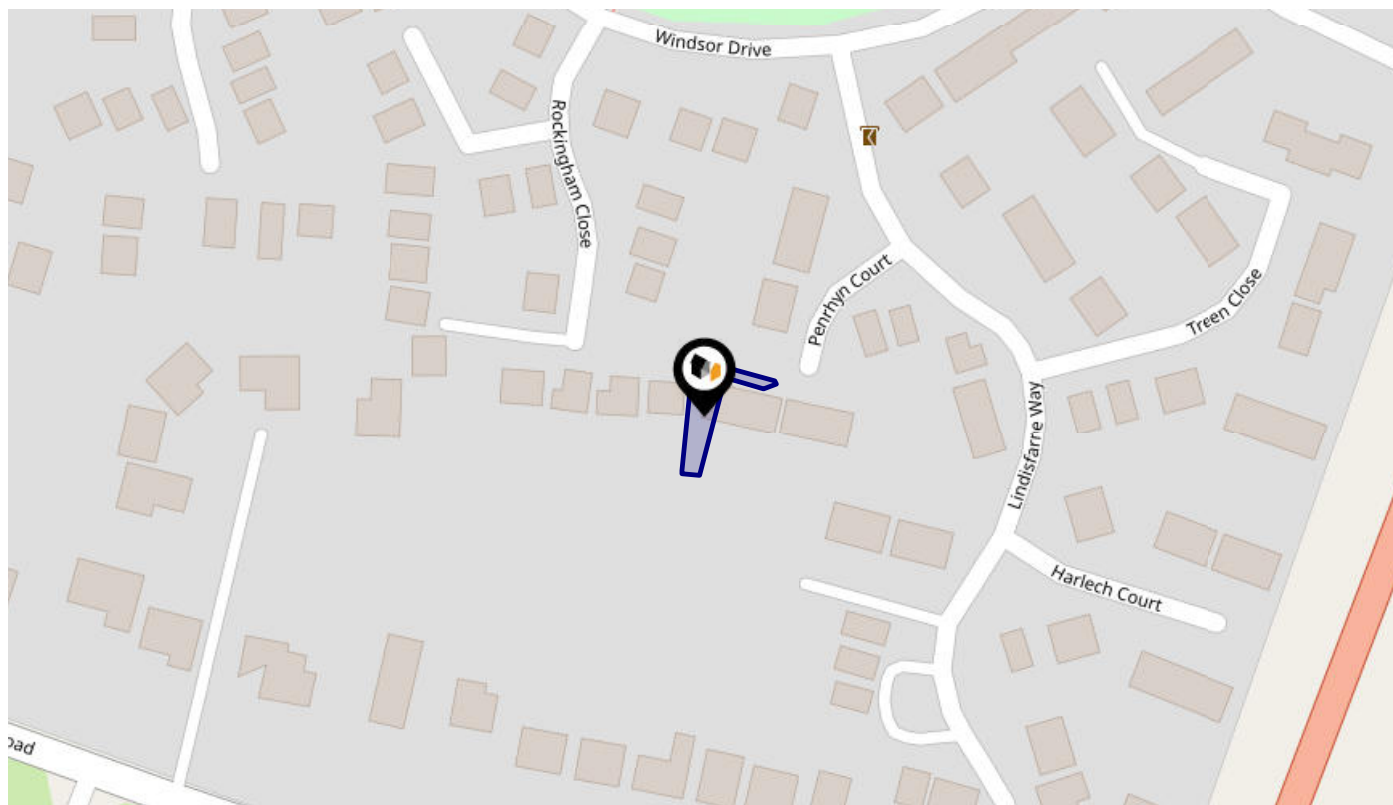
## Rail Noise

CARL MYERS



BESPOKE ESTATE AGENT

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

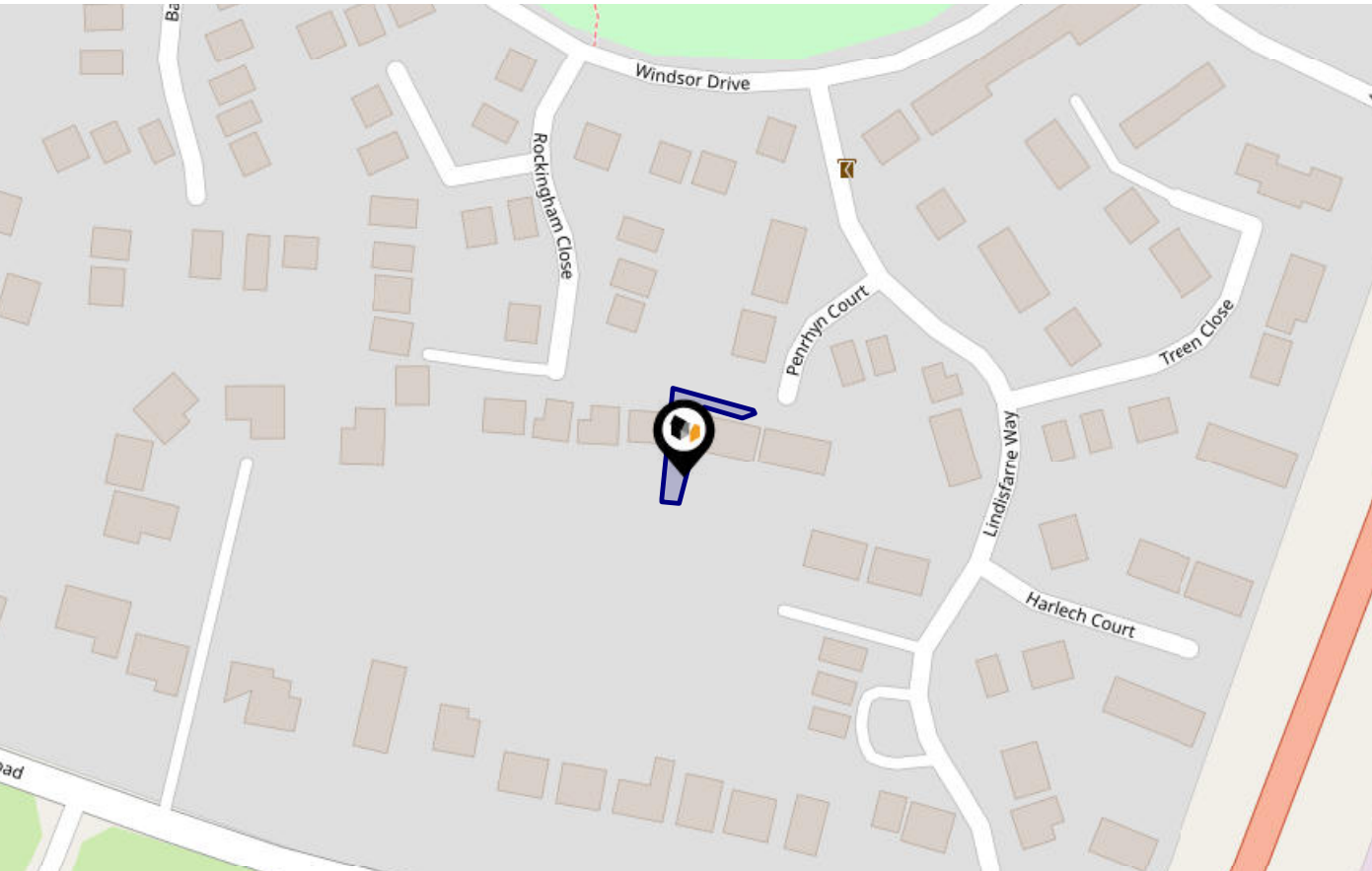
## Rivers & Seas - Flood Risk

CARL MYERS



BESPOKE ESTATE AGENT

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

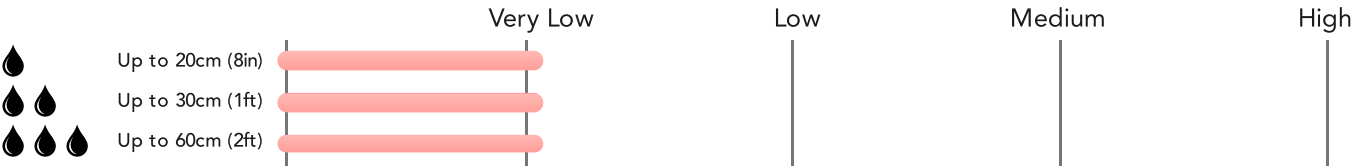


**Risk Rating: Very low**

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

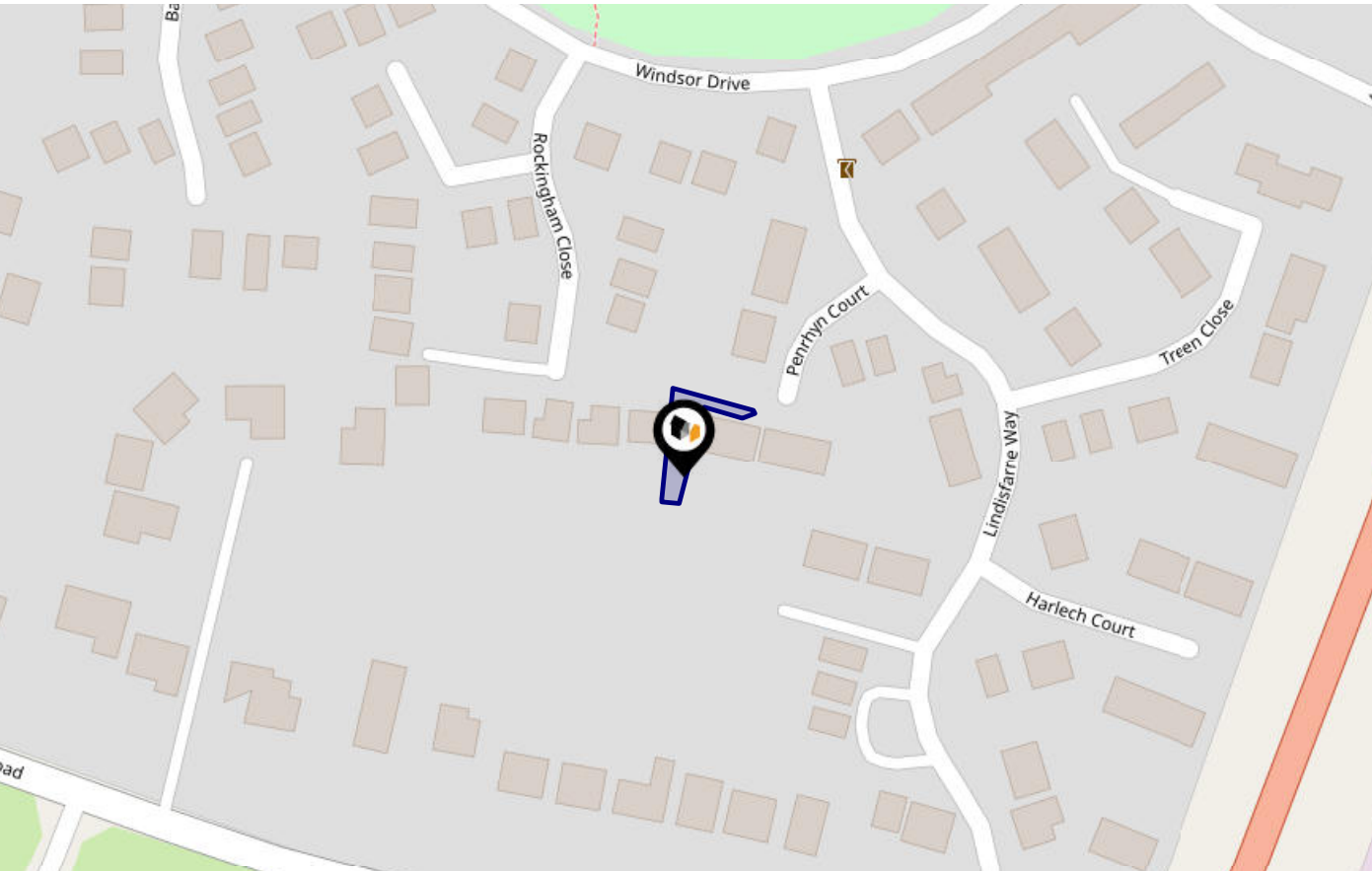
## Rivers & Seas - Climate Change

CARL MYERS



BESPOKE ESTATE AGENT

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: Very 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

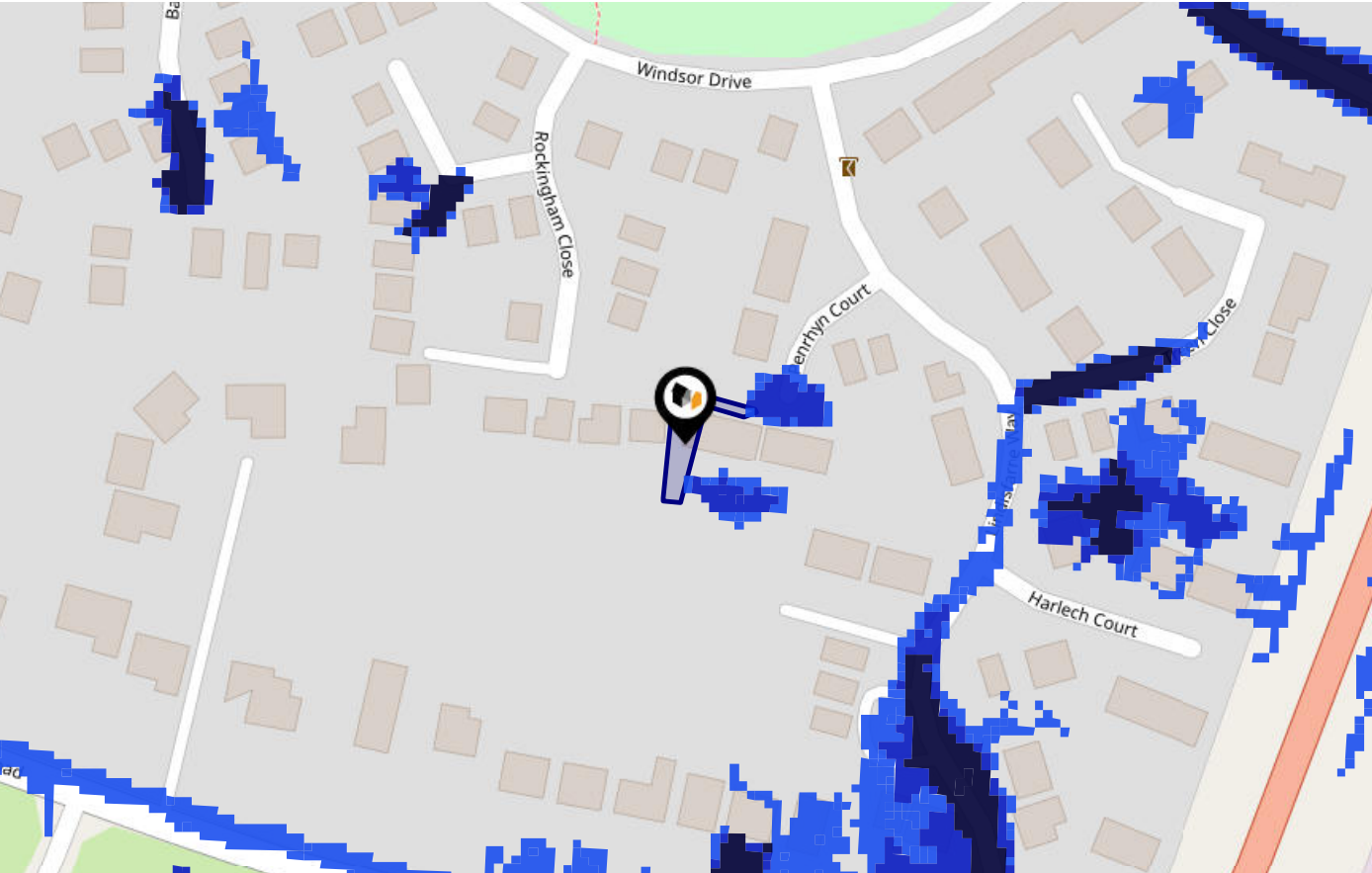
## Surface Water - Flood Risk

CARL MYERS



BESPOKE ESTATE AGENT

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: Very 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

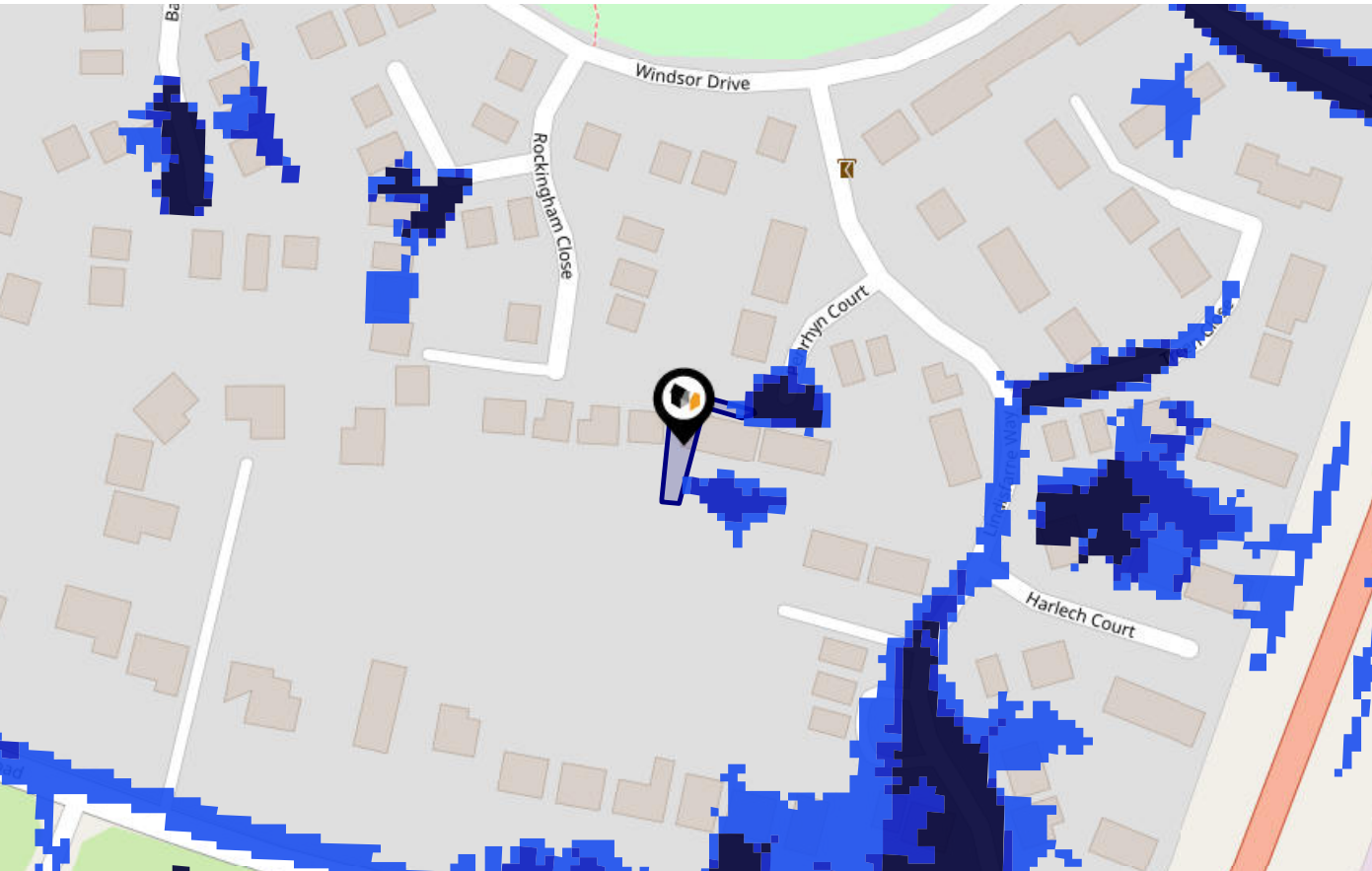
## Surface Water - Climate Change

CARL MYERS



BESPOKE ESTATE AGENT

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: Very 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:



# Maps

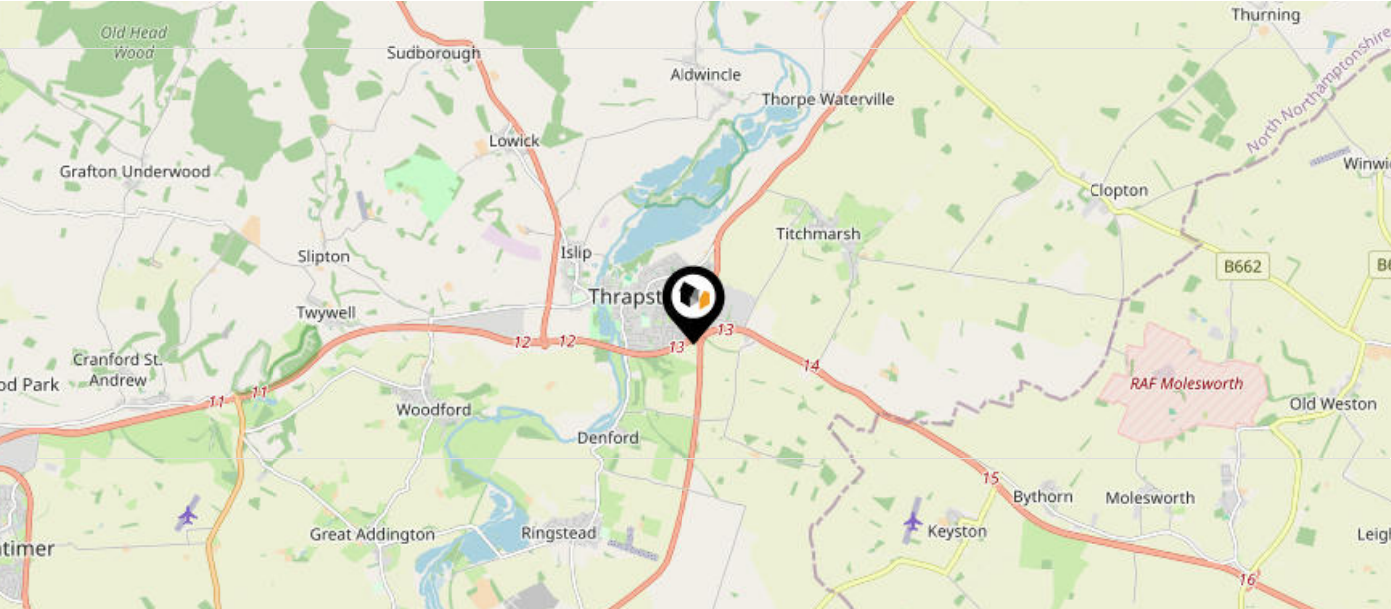
## Green Belt

CARL MYERS



BESPOKE ESTATE AGENT

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



Nearby Green Belt Land

No data available.

# Maps

## Landfill Sites

CARL MYERS



BESPOKE ESTATE AGENT

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  | Field Adjacent To A605 Bypass-Thrapston  | Historic Landfill |  |
| 2  | EA/EPR/BT9879IY/V003   | Active Landfill   |  |
| 3  | Western Raine-Thrapston  | Historic Landfill |  |
| 4  | Opposite Factory Premises, Midland Road-Midland Road, Thrapston                | Historic Landfill |  |
| 5  | Rectory Farm Quarry-Rectory Farm, Titchmarsh Road, Thrapston, Northamptonshire | Historic Landfill |  |
| 6  | Field Adjacent To Oundle Road Layby-West Of A605, Titchmarsh                   | Historic Landfill |  |
| 7  | Woodford Borrow Pits East and West-Near Thrapston, Woodford                    | Historic Landfill |  |
| 8  | Denford Ash Farm-Thrapston, East Northamptonshire                              | Historic Landfill |  |
| 9  | Woodford Borrow Pits East and West-Near Thrapston, Woodford                    | Historic Landfill |  |
| 10 | Land At Titchmarsh Mill-Thrapston  | Historic Landfill |  |



# Maps

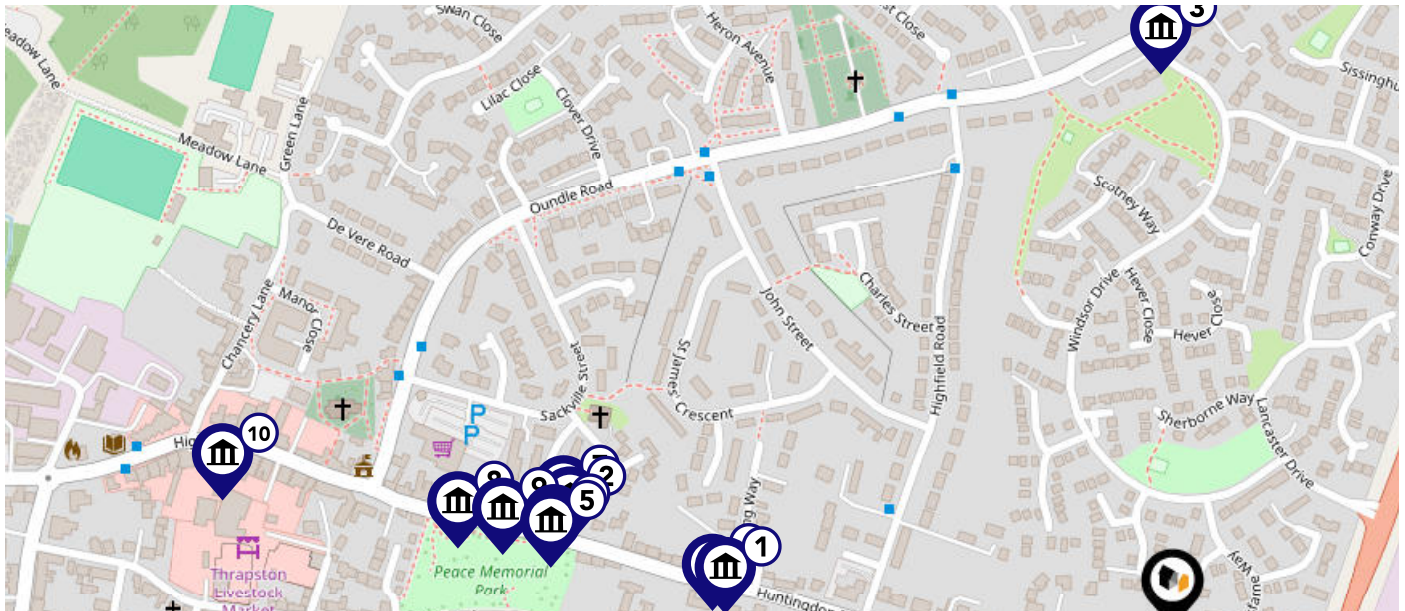
## Listed Buildings











CARL MYERS



BESPOKE ESTATE AGENT

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



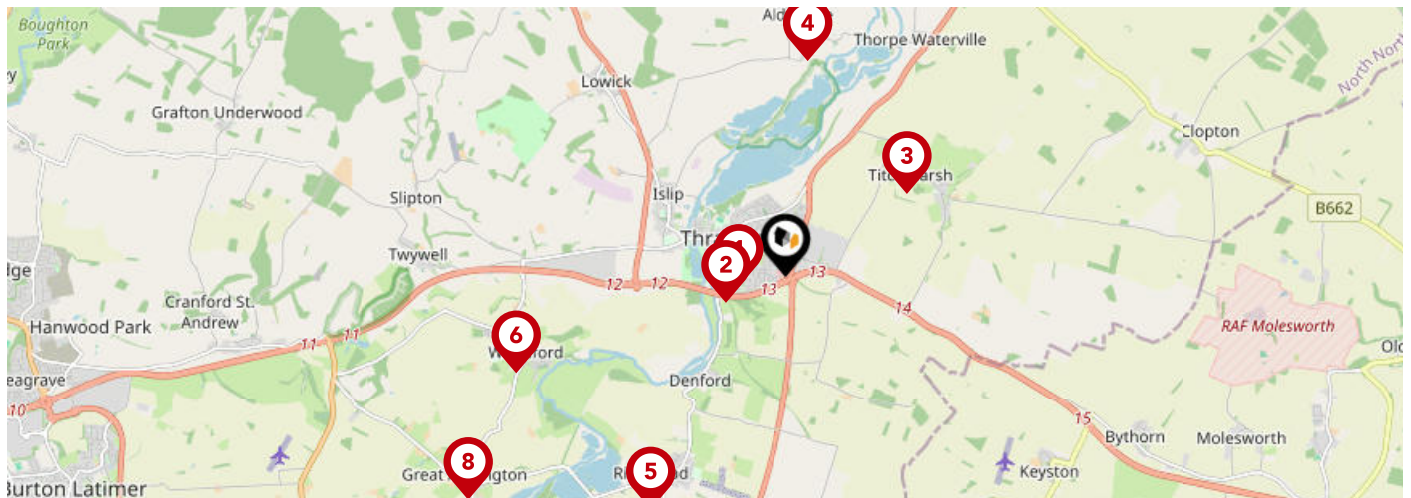
| Listed Buildings in the local district   | Grade    | Distance  |
|--|----------|-----------|
|  1226970 - 89, Huntingdon Road  | Grade II | 0.2 miles |
|  1265621 - Thrapston Baptist Church   | Grade II | 0.3 miles |
|  1226982 - Milestone Approximately 30 Metres North West Of Messrs Grays Garage Limited (not Included) | Grade II | 0.3 miles |
|  1226912 - 29, Huntingdon Road  | Grade II | 0.3 miles |
|  1226911 - 27, Huntingdon Road  | Grade II | 0.3 miles |
|  1265597 - 83, Huntingdon Road  | Grade II | 0.3 miles |
|  1265619 - 31, Huntingdon Road  | Grade II | 0.3 miles |
|  1226909 - Belmont  | Grade II | 0.4 miles |
|  1226910 - Thrapston House  | Grade II | 0.4 miles |
|  1226869 - 38, 40 And 42, High Street   | Grade II | 0.5 miles |

# Area Schools

CARL MYERS



BESPOKE ESTATE AGENT



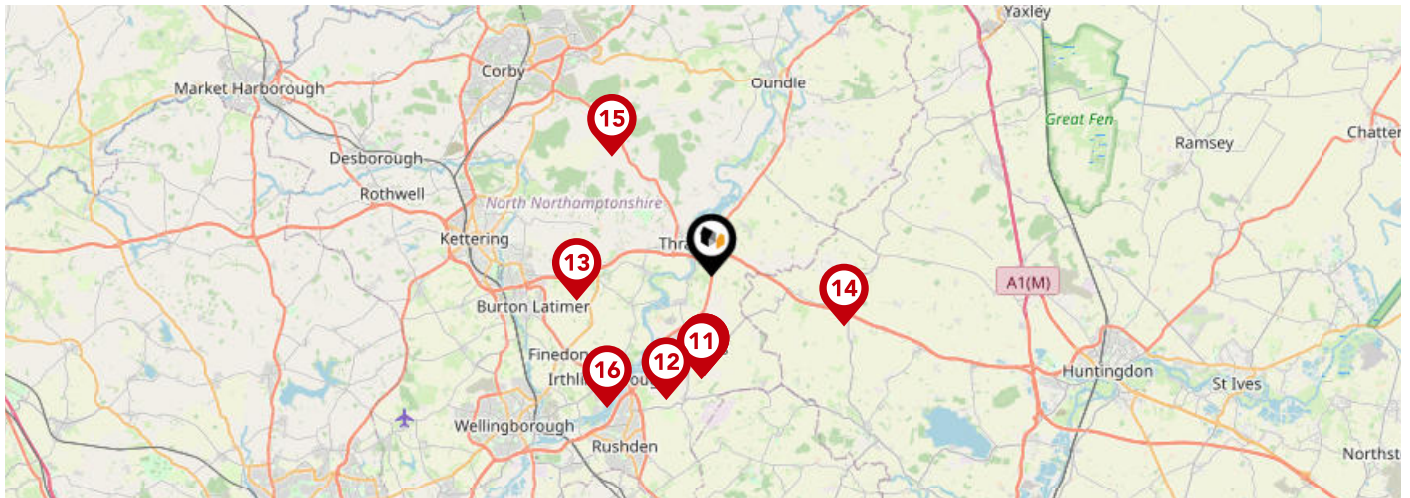
|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Thrapston Primary School</b><br>Ofsted Rating: Good   Pupils: 494   Distance:0.43                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Progress Schools - Thrapston</b><br>Ofsted Rating: Requires improvement   Pupils: 13   Distance:0.58 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Titchmarsh Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 98   Distance:1.33  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Trinity Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 155   Distance:1.96    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Ringstead Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 128   Distance:2.44  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Woodford Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 113   Distance:2.58   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Windmill Primary School</b><br>Ofsted Rating: Good   Pupils: 384   Distance:3.45                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Great Addington CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 93   Distance:3.51          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools

CARL MYERS



BESPOKE ESTATE AGENT



|           |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>St Peter's Church of England Academy</b><br>Ofsted Rating: Good   Pupils: 220   Distance:3.59              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Manor School</b><br>Ofsted Rating: Good   Pupils: 1007   Distance:3.59                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Raunds Park Infant School</b><br>Ofsted Rating: Good   Pupils: 163   Distance:3.73                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Stanwick Academy</b><br>Ofsted Rating: Good   Pupils: 199   Distance:4.72                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Cranford CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 99   Distance:4.94                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Brington CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 98   Distance:5.16                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Brigstock Latham's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 88   Distance:5.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Irthlingborough Junior School</b><br>Ofsted Rating: Good   Pupils: 358   Distance:6.06                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



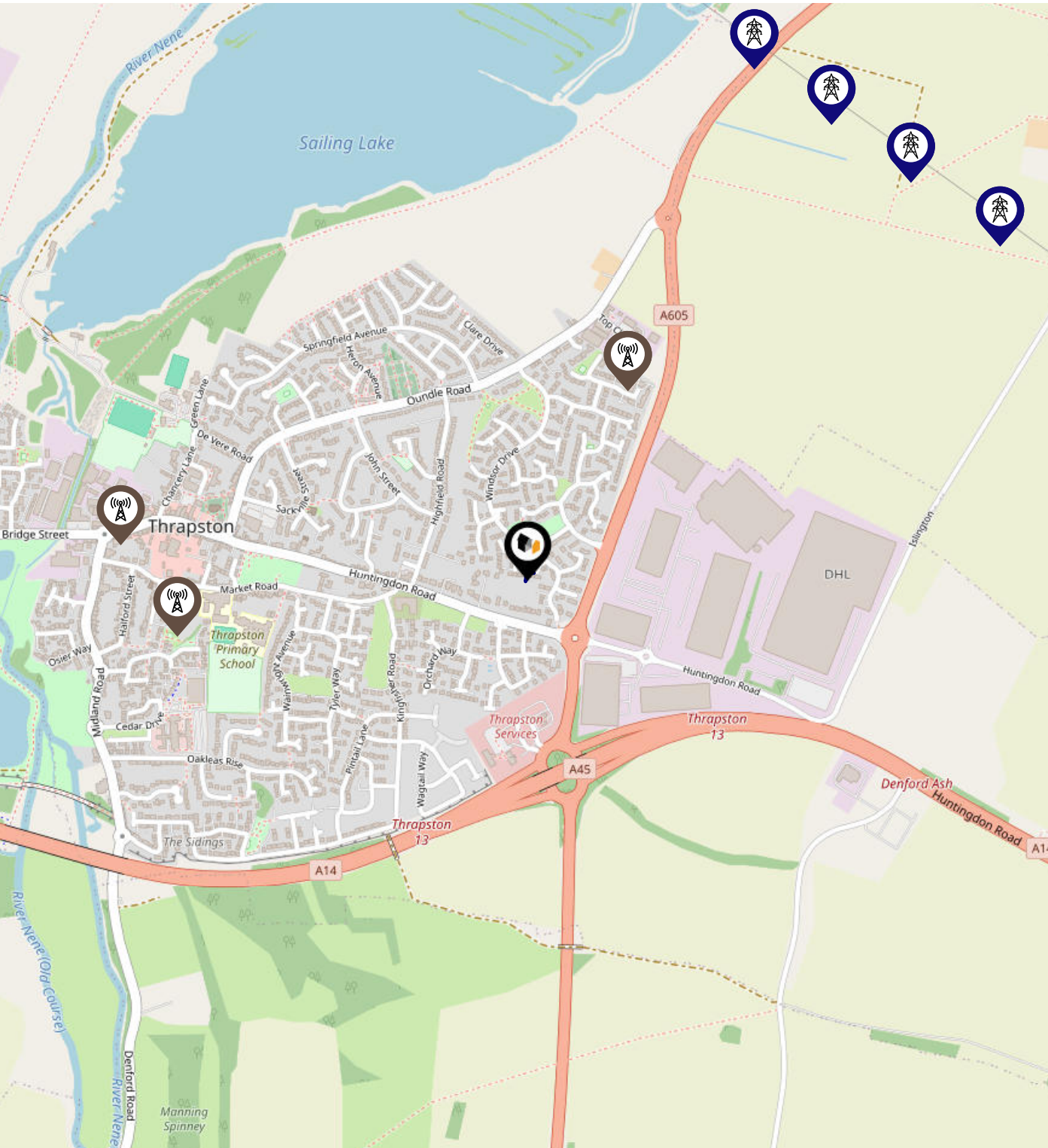
# Local Area

## Masts & Pylons



CARL MYERS



BESPOKE ESTATE AGENT



### Key:

-  Power Pylons
-  Communication Masts



# Environment

## Radon Gas

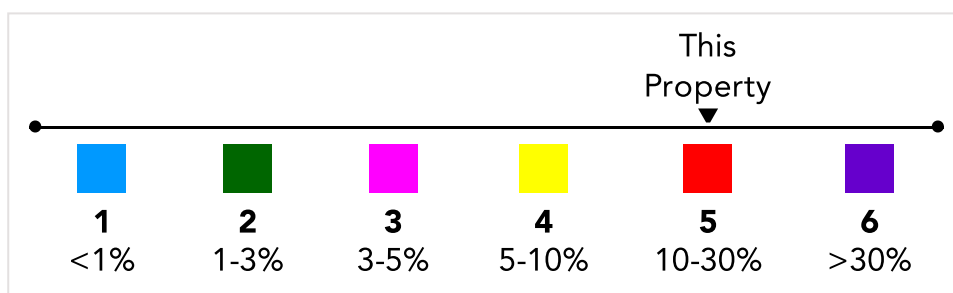
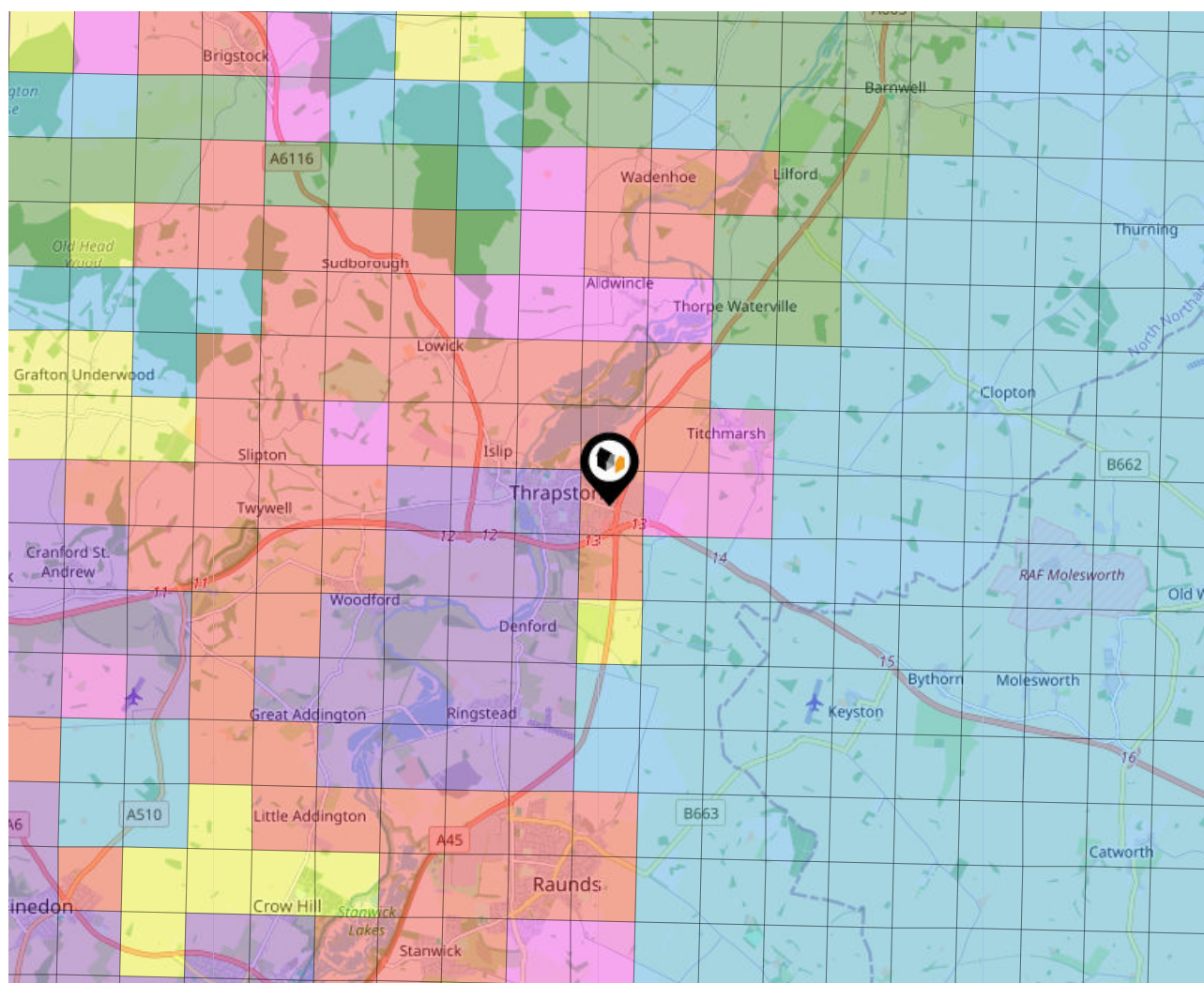
CARL MYERS



BESPOKE ESTATE AGENT

### 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/m<sup>3</sup>).



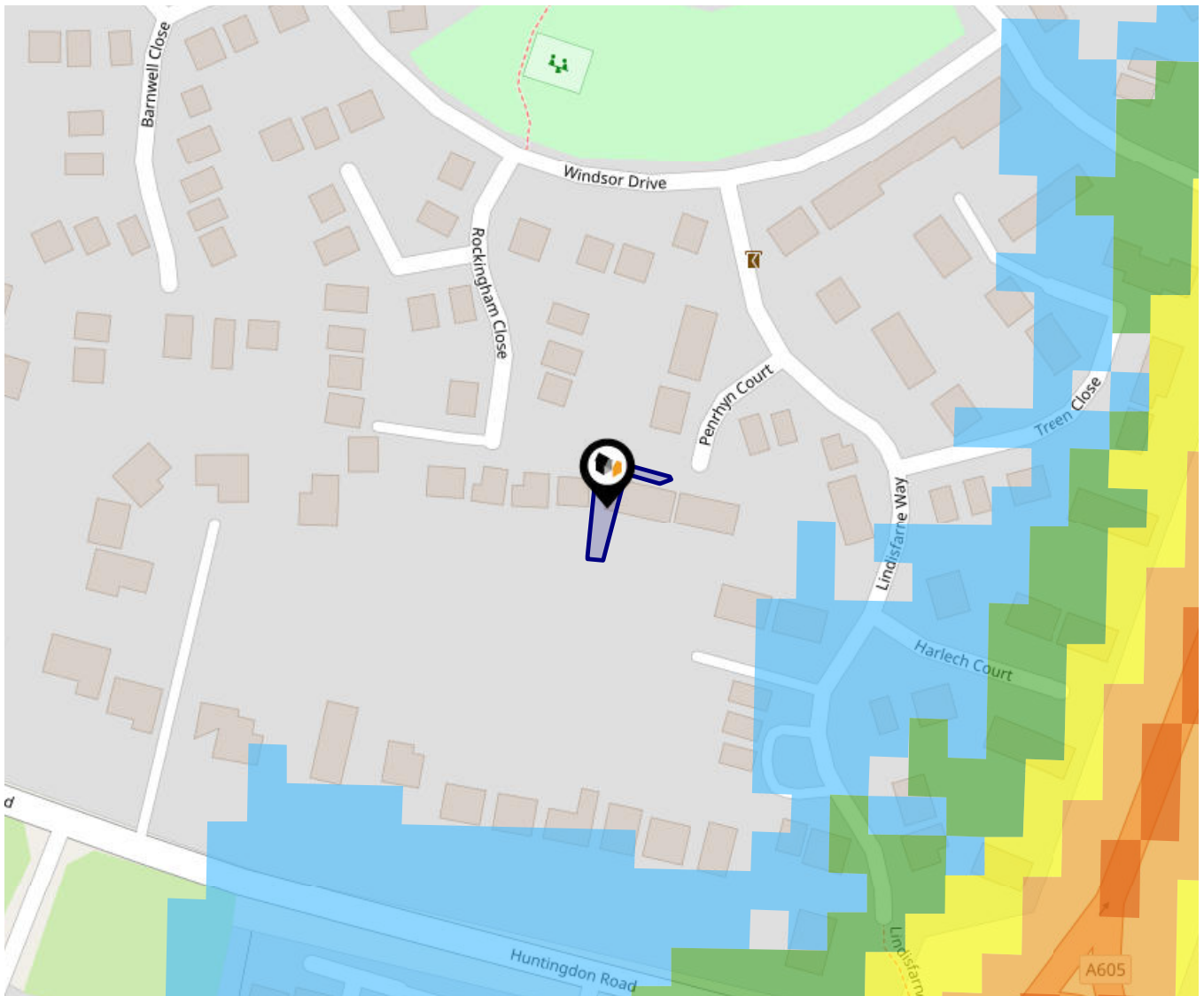
# Local Area

## Road Noise

CARL MYERS



BESPOKE ESTATE AGENT



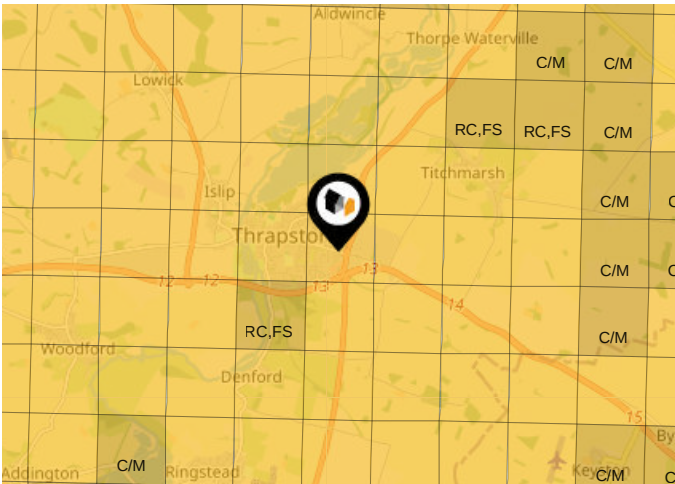
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

|                               |                                  |                      |                    |
|-------------------------------|----------------------------------|----------------------|--------------------|
| <b>Carbon Content:</b>        | NONE                             | <b>Soil Texture:</b> | SAND TO SANDY LOAM |
| <b>Parent Material Grain:</b> | ARENACEOUS -<br>RUDACEOUS        | <b>Soil Depth:</b>   | DEEP               |
| <b>Soil Group:</b>            | LIGHT(SILTY) TO<br>MEDIUM(SILTY) |                      |                    |



### Primary Classifications (Most Common Clay Types)

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



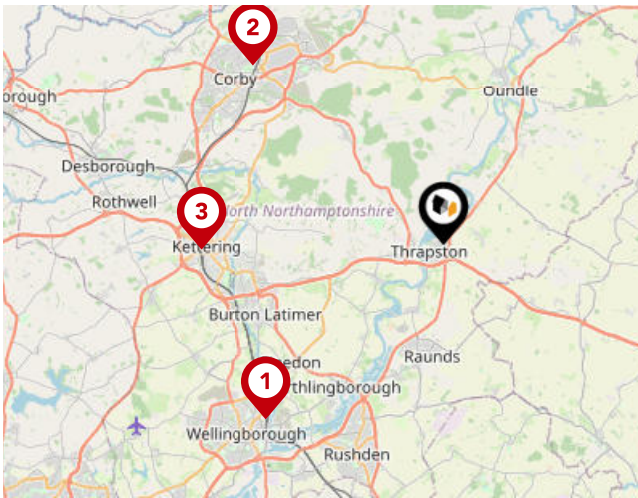
# Area

## Transport (National)

CARL MYERS

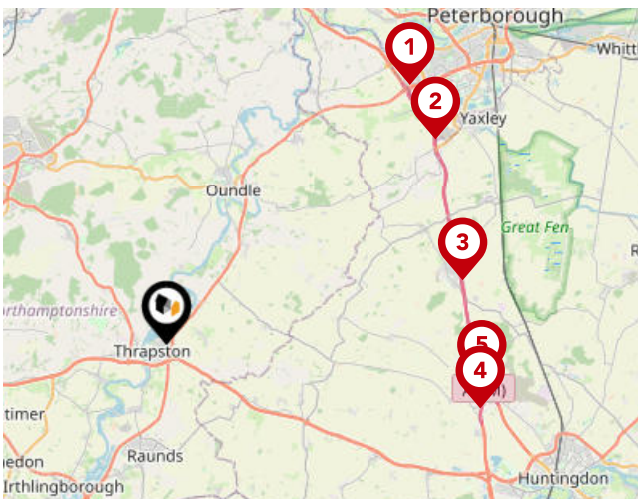


BESPOKE ESTATE AGENT



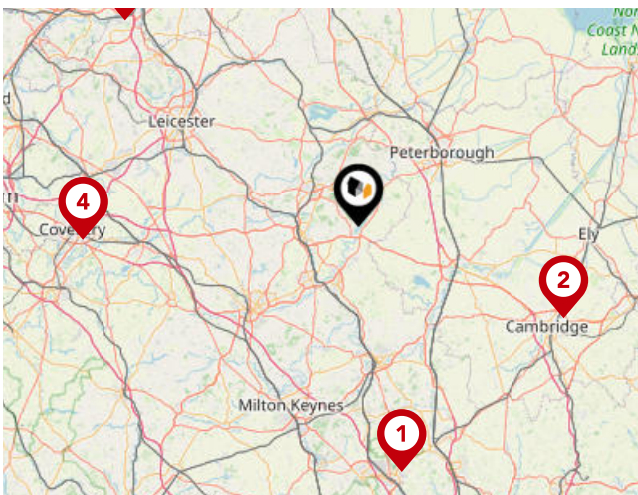
### National Rail Stations

| Pin | Name                        | Distance   |
|-----|-----------------------------|------------|
| 1   | Wellingborough Rail Station | 9.03 miles |
| 2   | Corby Rail Station          | 9.43 miles |
| 3   | Kettering Rail Station      | 8.72 miles |



### Trunk Roads/Motorways

| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | A1(M) J17 | 12.86 miles |
| 2   | A1(M) J16 | 12.25 miles |
| 3   | A1(M) J15 | 11 miles    |
| 4   | A1(M) J13 | 11.62 miles |
| 5   | A1(M) J14 | 11.53 miles |



### Airports/Helipads

| Pin | Name              | Distance    |
|-----|-------------------|-------------|
| 1   | Luton Airport     | 36.25 miles |
| 2   | Cambridge         | 32.38 miles |
| 3   | East Mids Airport | 45.04 miles |
| 4   | Baginton          | 40.16 miles |



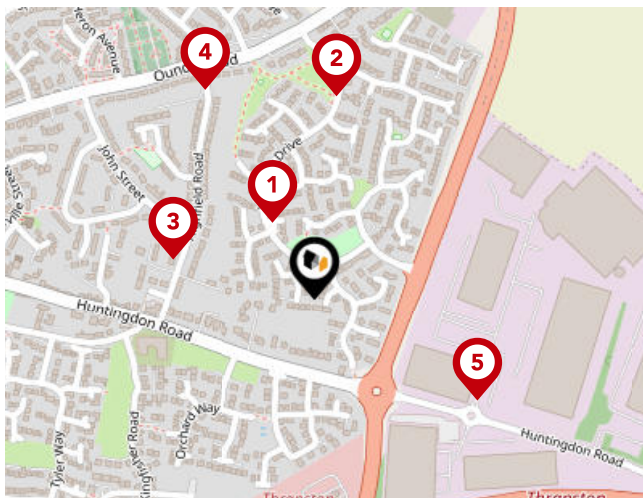
# Area

## Transport (Local)

CARL MYERS

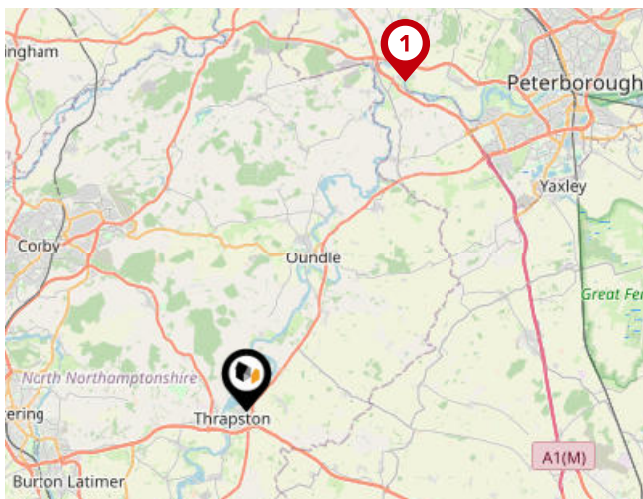


BESPOKE ESTATE AGENT



### Bus Stops/Stations

| Pin | Name                 | Distance   |
|-----|----------------------|------------|
| 1   | Barnwell Close       | 0.1 miles  |
| 2   | Arundel Close        | 0.23 miles |
| 3   | Faraday Court        | 0.17 miles |
| 4   | 59 Highfield Road    | 0.27 miles |
| 5   | Lazy Acre Ind Estate | 0.22 miles |

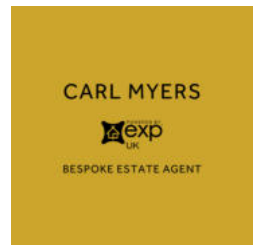


### Local Connections

| Pin | Name                           | Distance    |
|-----|--------------------------------|-------------|
| 1   | Wansford (Nene Valley Railway) | 13.24 miles |

# Carl Myers Bespoke Estate Agent powered by eXp

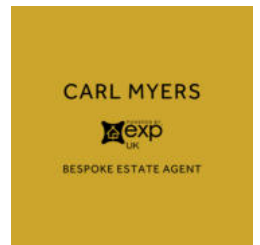
## About Us



### Carl Myers Bespoke Estate Agent powered by eXp

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

# Carl Myers Bespoke Estate

## Agent powered by eXp

### Data Quality

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.



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

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd 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 within 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.



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

Kettering

07867 528633/01536 903036

carl.myers@exp.uk.com

www.carlmyers.co.uk

