



**Fitzwilliam Leys, Higham Ferrers NN10 8LY**

**welcome to**

## **Fitzwilliam Leys, Higham Ferrers**

This Four bedroom Detached home with driveway and garage comprises; ground floor, entrance hall, cloakroom, lounge, dining room, kitchen and utility. First floor Four bedrooms, en suite and bathroom. The garden is laid with lawn, gravel area, has a patio and gated access.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

## Cloakroom

WC, wash hand basin, tiling and radiator.

## Lounge

16' 11" x 11' 2" ( 5.16m x 3.40m )

Double glazed bay window to the front aspect, two double glazed windows to the side aspect, fireplace with gas feed and solid fuel, radiator and French doors to the entrance hall.

## Dining Room

11' 2" x 9' 8" ( 3.40m x 2.95m )

Double glazed French doors to the rear aspect, French doors to the lounge and radiator.

## Kitchen

16' 2" x 10' 5" ( 4.93m x 3.17m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for dishwasher, space for fridge/freezer, double glazed window to the rear aspect, radiator and double glazed door to the side aspect.

## Utility Room

6' 2" x 5' 1" ( 1.88m x 1.55m )

Double glazed window to the side aspect, work surface, a sink and drainer, splash backs, plumbing for washing machine, radiator, central heating boiler and door to the garage.

## First Floor Landing

Stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

## Bedroom One

18' x 15' 7" ( 5.49m x 4.75m )

Double glazed window to the front aspect, built in wardrobes, radiator, walk in dressing area and door to en suite.

## En Suite

Double glazed obscure window to the side aspect, WC, wash hand basin with vanity unit, double shower cubicle, extractor fan, full tiling and heated towel rail.

## Bedroom Two

11' 8" x 8' 2" ( 3.56m x 2.49m )

Double glazed window to the front aspect, built in wardrobes and radiator.

## Bedroom Three

10' 5" x 10' 2" ( 3.17m x 3.10m )

Double glazed patio doors to a balcony at the rear aspect and radiator.

## Bedroom Four

9' 10" x 8' 1" ( 3.00m x 2.46m )

Double glazed window to the rear aspect and radiator.

## Bathroom

Double glazed window to the rear aspect, WC, wash hand basin with vanity unit, tiled flooring, bath with shower over, extractor fan, part tiling and radiator.

## Externally

### Front

Driveway providing off road parking for several cars.

### Rear Garden

Laid with lawn, gravel area, patio providing a seating area, outside wall lights and power socket, garden shed and gated side access.

### Garage

Accessed via up and over door from the driveway, power and lighting connected, storage in the eves and door to the utility room.



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## Fitzwilliam Leys, Higham Ferrers

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED HOME
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£375,000**



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Property Ref:  
RSD109947 - 0007

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