



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

## Grasmere Way Higham Ferrers NN10 8NJ Freehold Price £460,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Offered with no chain is this substantial modern five bedroom detached house with separate reception rooms offering versatile accommodation of around 1,800 sq ft. Further benefits include two ensuite bedrooms with dressing rooms, a double garage and parking for numerous vehicles. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, to the first floor master bedroom with ensuite and dressing room, further bedroom, family bathroom, to the second floor a guest bedroom with ensuite and dressing room, two further bedrooms, gardens to front and rear, double garage and driveway.**

Enter via front door to:

**Entrance Hall**

Stairs rising to first floor landing, under stairs storage cupboard, radiator, doors to:

**Cloakroom**

Comprising low flush W.C., pedestal wash hand basin, tiled splash backs, window to side aspect, tiled floor, radiator.

**Kitchen/Breakfast Room**

11' 7" x 10' 2" (3.53m x 3.1m) (This measurement includes area occupied by kitchen units)

Comprising ceramic single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, space for cooker, extractor hood, space for fridge/freezer, plumbing for dishwasher, tiled splash backs, tiled floor, window to rear aspect, through to:

**Utility Room**

6' 1" x 5' 9" (1.85m x 1.75m)

Comprising eye level and base units providing work surface, plumbing for washing machine, tiled splash backs, tiled floor, door to rear aspect, wall mounted gas boiler serving domestic central heating and hot water systems.

**Dining Room**

11' 8" x 8' 7" (3.56m x 2.62m)

Window to front aspect, radiator.

**Lounge**

18' 11" x 12' 5" (5.77m x 3.78m)

Window to front aspect, French doors to rear aspect, two radiators, feature gas fireplace.

**First Floor Landing**

Window to rear aspect, radiator, stairs rising to second floor landing, airing cupboard housing hot water cylinder, doors to:

**Master Bedroom**

12' 5" x 11' 9" (3.78m x 3.58m)

Window to rear aspect, radiator, door to:

**Dressing Room**

Window to front aspect, radiator, a range of built-in wardrobes, door to:

**Ensuite Bathroom**

Refitted to comprise low flush W.C., vanity sink unit, freestanding bath, shower cubicle, window to front aspect, chrome heated towel rail.

**Family Bathroom**

Comprising low flush W.C., pedestal wash hand basin, panelled bath, shower cubicle, tiled splash backs, window to rear aspect, radiator.

**Bedroom Three**

11' 9" x 11' 6" (3.58m x 3.51m)

Window to front aspect, radiator, built-in cupboard.

**Second Floor Landing**

Skylight to front aspect, radiator, doors to:

**Bedroom Two**

11' 8" x 11' 6" (3.56m x 3.51m)

Window to front aspect, radiator, window to side aspect, doors to:

**Ensuite Shower Room**

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, skylight to rear aspect, radiator.

**Dressing Room**

7' 3" x 5' 8" (2.21m x 1.73m)

Skylight to rear aspect, radiator.

**Bedroom Four**

12' 9" x 11' 5" (3.89m x 3.48m)

Windows to front and side aspects, radiator.

**Bedroom Five**

15' 11" x 7' 4" (4.85m x 2.35m)

Window to side aspect, skylight to rear aspect, radiator.

**Outside**

Front - Multi-tiered garden stocked with shrubs, plants and bushes.

Side - Block paved driveway providing off road parking for numerous vehicles, leading to:

Double garage - Two up and over doors.

Rear - Patio area, wooden pergola, mostly lawned with borders stocked with bushes and shrubs, enclosed by wooden fencing and brick walling.

**Energy Performance Rating**

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

**Council Tax**

We understand the council tax is band F (£3,655 per annum. Charges for 2026/27).

**Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

**Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

**Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

**Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We

will retain a record on file.

**General Data Protection Regulations 2018**

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

**Mortgages**

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

