



**32 Hecham Way, Higham Ferrers  
Northamptonshire NN10 8LX  
Price £385,000 Freehold**

**\*COMING SOON\*** \*Please contact ourselves, the Sole Selling Agents, for further information and to register your early interest\* Situated on the outskirts of Higham Ferrers and providing nearby, delightful walks along the river Nene, towards both Rushden and Stanwick Lakes, this detached 4 bedroom property is certainly worthy of a viewing. Boasting a mature rear garden, garage and off road parking, whilst internally you will find larger than average room sizes for a property of this age and design. An ideal family home. Early viewing advised. No onward chain.

- Close Links To The A6, A45 and A14
- Four Bedrooms
- Ground Floor Cloakroom / WC
- Energy Efficiency Rating - D65
- Sought After Location
- En-Suite To Master Bedroom
- Rear Garden
- Detached Property
- Separate Dining Room
- Garage and Off Road Parking



### Location

Hecham Way can be found off Station Road. Upon entering Hecham Way, take the first left at the roundabout then the property can be found towards the end on the right hand side. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

E

### Energy Rating

Energy Efficiency Rating - D65

Certificate Number - 8200-7328-7510-5197-2206

### Accommodation

#### Ground Floor

##### Hall

##### Ground Floor Cloakroom / WC

##### Lounge 11'9" x 14'8" (3.58 x 4.48)

Plus walk in bay with double doors onto rear garden.

##### Kitchen / Breakfast Room 13'9" x 8'11" (4.19 x 2.73)

Maximum measurement. Modern, wall mounted gas fired boiler, situated in cupboard.

##### Dining Room 12'0" x 8'11" (3.67 x 2.73)

Maximum measurement, plus bay window.

#### First Floor

##### Landing

##### Bedroom 1 10'2" x 15'8" (3.11 x 4.78)

Maximum measurement, plus built in wardrobes

##### En-suite Shower Room / WC

##### Bedroom 2 13'9" x 8'11" (4.18 x 2.72)

Maximum measurement, including built in wardrobes.

##### Bedroom 3 9'11" x 8'6" (3.03 x 2.58)

Minimum measurement, plus built in wardrobes.

##### Bedroom 4 9'11" x 6'5" (3.03 x 1.95)

### Bathroom / WC

#### Outside

##### Front

Area of front garden and off road parking for two vehicles. Side gated access into rear garden.

##### Garage 16'9" x 8'1" (5.11 x 2.47)

Up and over door to front. Door to hall. Power and light connected.

##### Rear Garden

Fully enclosed and well matured, of a generous size.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### Money Laundering Regulations 2017

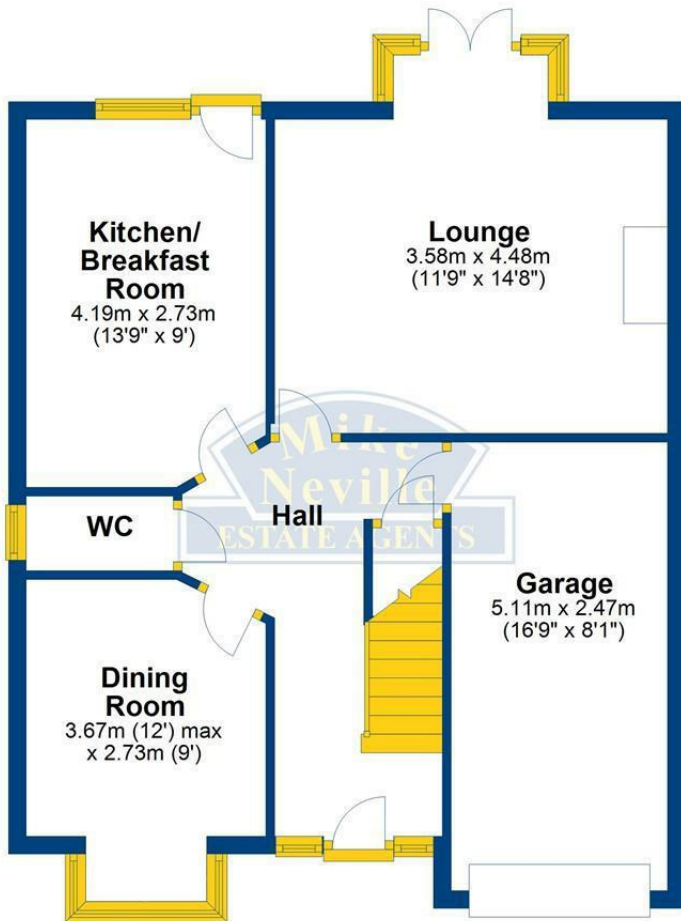
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





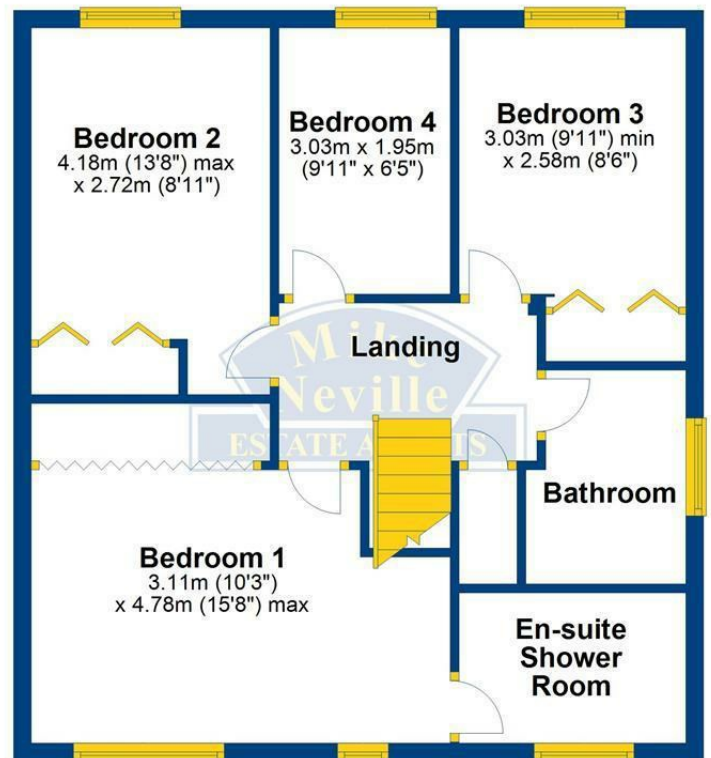
## Ground Floor

Main area: approx. 50.2 sq. metres (540.5 sq. feet)  
 Plus garage, approx. 12.6 sq. metres (135.6 sq. feet)



## First Floor

Approx. 60.8 sq. metres (654.0 sq. feet)



Main area: Approx. 111.0 sq. metres (1194.6 sq. feet)  
 Plus garage, approx. 12.6 sq. metres (135.6 sq. feet)