

# Patenall Way Higham Ferrers

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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.

Patenall Way Higham Ferrers NN10 8PL  
Freehold Price £275,000

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 surveyors 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  
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Offering living space ideal for a family is this three bedroomed three storey house with a kitchen/dining room and off road parking. Along with an ensuite shower room and built-in wardrobes to the master bedroom, further benefits include being closely located to Henry Chichele Primary School, a cloakroom, gas radiator central heating and uPVC double glazing. The property briefly comprises entrance hall, living room, kitchen/dining room, cloakroom, three bedrooms with ensuite to the master, family bathroom, rear garden and off road parking.

**Entrance Hall**

Stairs rising to first floor landing, radiator, doors to:

**Lounge**

17' 8" max. into bay x 11' 11" (5.38m x 3.63m)  
Bay window to front aspect, two radiators, feature electric fireplace, door to:

**Kitchen/Dining Room**

15' 5" x 9' 7" (4.7m x 2.92m) (This measurement includes area occupied by kitchen units)

**Kitchen Area**

Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in stainless steel oven, extractor hood, plumbing for dishwasher and washing machine, space for fridge/freezer, tiled splash backs, window to rear aspect, concealed wall mounted gas boiler serving domestic central heating and hot water systems, tiled floor, through to

**Dining Area**

French doors to rear aspect, radiator, tiled floor, door to:

**Cloakroom**

Comprising low flush W.C., pedestal wash hand basin, tiled splash backs, tiled floor.

**First Floor Landing**

Window to front aspect, two radiators, airing cupboard housing hot water cylinder, stairs rising to second floor landing, doors to:

**Bedroom Two**

15' 5" x 8' 6" (4.7m x 2.59m)  
Two windows to rear aspect, two radiators, built-in double wardrobe.

**Bedroom Three**

10' 3" x 8' 8" (3.12m x 2.64m)  
Window to front aspect, radiator.

**Family Bathroom**

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, tiled floor, radiator.

**Second Floor**

**Master Bedroom**

15' 6" max. x 12' 2" (4.72m x 3.71m)  
Window to front aspect, radiator, a range of built-in wardrobes, loft access, door to:

**Ensuite Shower Room**

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, radiator, skylight to rear aspect, shaver point, spotlights, extractor.

**Outside**

Front - Gravelled to the front and side.

Rear - Patio area, multi level wooden decking with balustrade, mostly lawn with border stocked with shrubs and bushes, wooden shed, enclosed by wooden fencing with gated rear pedestrian access leading to off road parking for one car.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band C (£2,138 per annum. Charges for enter 2025/26).

**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.**

