

# Windmill Banks Higham Ferrers

richard james

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Windmill Banks Higham Ferrers NN10 8JF  
Freehold Price 'Offers in excess of' £560,000

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  
01933 480480



**Looking for a four bedroom detached house with a substantial garden and flexible living space? Set in a non-estate location, this extended home offers a refitted kitchen and bathroom, a 150ft rear garden, generous driveway set behind gates and a garage, making it well suited for a growing family. The accommodation briefly comprises entrance hall, cloakroom, kitchen, dining area, lounge, family area, bedroom, to the first floor three further bedrooms, family bathroom, rear garden, garage and driveway.**

Enter via front door with side screen to:

**Entrance Hall**

Tiled floor, spotlights, built-in cupboard, stairs rising to first floor landing, radiator, doors to:

**Cloakroom**

Refitted to comprise low flush W.C., pedestal wash hand basin, half height tiling, spotlights, a range of built-in cupboards, airing cupboard housing wall mounted gas boiler serving domestic central heating and hot water systems and hot water cylinder.

**Bedroom Four**

11' 8" max x 10' 11" max (3.56m x 3.33m)  
Windows to front and side aspects, feature fireplace, radiator.

**Kitchen**

13' 1" x 11' 7" (3.99m x 3.53m) (This measurement includes area occupied by kitchen units)  
Refitted to comprise stainless steel one and a half bowl sink unit with cupboard under, a range of eye level and base units providing wooden work surfaces, freestanding range cooker, extractor hood, built-in dishwasher, tiled splash backs, space for fridge/freezer, spotlights, tiled floor, walk-in utility cupboard providing space for washing machine and tumble dryer.

**Dining Area**

11' 6" x 11' 6" (3.51m x 3.51m)  
Tiled floor, radiator, window to side aspect, bi-fold doors to rear aspect, through to:

**Lounge**

17' 1" x 11' 6" (5.21m x 3.51m)  
Three uPVC sash windows to rear aspect, three radiators, skylight, media wall with shelving and storage, through to:

**Family Room**

13' 2" x 11' 11" (4.01m x 3.63m)  
Window to side aspect, radiator, feature open fireplace.

**First Floor Landing**

Window to rear aspect, two built-in cupboards, radiator, doors to:

**Bedroom One**

17' 2" max x 11' 11" max (5.23m x 3.63m)  
Window to front aspect, radiator, loft access (currently sealed), access to eaves.

**Bedroom Two**

11' 7" x 10' 11" (3.53m x 3.33m)  
Window to front aspect, radiator.

**Bedroom Three**

11' 7" x 7' 3" (3.53m x 2.21m)  
Window to rear aspect, radiator.

**Bathroom**

Refitted to comprise low flush W.C., wall mounted vanity sink unit, bath with shower over, half height tiling, radiator, window to side aspect.

**Outside**

Front - Extensive gravelled driveway providing off road parking for numerous vehicles which is set behind wooden gates.

Garage - Access via double wooden doors.

Rear - Large patio area, extensive lawn with borders stocked with shrubs, plants and bushes, several gravelled areas, wooden shed, enclosed by wooden fencing. Measures approx. 150ft max in length.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band E (£3,093 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.**

