



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.

Ullswater Close Higham Ferrers NN10 8NP Freehold Price £400,000

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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Located at the end of a cul-de-sac, this extended four bedroom detached home offers separate reception rooms and a refitted kitchen with range cooker. The property also benefits from a refitted shower room and ensuite, built-in wardrobes, off road parking for numerous vehicles and uPVC double glazing. There is also the option to rent additional land adjacent to the property from the local council. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, family room, kitchen/brerakfast room, utility room, four bedrooms, ensuite shower room, further shower room, rear garden, garage/store 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, radiator, window to side aspect, tiled floor.

Family Room

11' 7" x 8' 9" (3.53m x 2.67m)

Window to front aspect, radiator.

Lounge/Dining Room

24' 5" x 11' 4" (7.44m x 3.45m)

Windows to rear and side aspects, French doors to side aspect, two radiators, feature electric fireplace.

Kitchen/Breakfast Room

12' 6" x 11' 9" (3.81m x 3.58m) (This measurement includes area occupied by kitchen units)

Refitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, range cooker, extractor hood, built-in fridge, built-in dishwasher, breakfast bar, window and door to rear aspect, radiator.

Utility Room

8' 8" x 8' 1" (2.64m x 2.46m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, tiled floor, door to side aspect, wall mounted gas boiler serving domestic central heating and hot water systems.

First Floor Landing

Loft access, airing cupboard housing hot water cylinder, doors to:

Master Bedroom

12' 4" min x 10' 6" (3.76m x 3.2m)

Two windows to front aspect, a range of built-in wardrobes, two radiators, built-in cupboard, door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink unit, shower cubicle, window to front aspect, radiator.

Bedroom Two

13' 5" max x 8' 9" max (4.09m x 2.67m)

Window to rear aspect, radiator, built-in wardrobe.

Bedroom Three

9' 11" x 8' 5" (3.02m x 2.57m)

Window to rear aspect, radiator, built-in wardrobe.

Bedroom Four

9' 11" x 6' 8" (3.02m x 2.03m)

Window to rear aspect, radiator.

Shower Room

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

Outside

Front - Driveway providing off road parking for numerous vehicles.

Land adjacent - Please note that the sellers currently pay the council £25 per annum to rent the adjacent land which is accessed through wooden gates to the side of the driveway. This area is enclosed and can be used as additional garden space or storage. Please ask us for more details.

Garage/Store - Up and over door, power and light connected.

Rear - Patio area, steps up to artificial lawn, borders stocked with various plants and shrubs, enclosed by wooden fencing with gated side pedestrian access.

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 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

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.

