

## Elm Wood House, 14a Meadow Close, Higham Ferrers, Northamptonshire, NN10 8HA



**Price £525,000 Freehold**

We, the Sole Selling Agents, are delighted to offer for sale this unique, individually constructed detached family home, tucked away "off the beaten track" along this private roadway, accessed by only two other private properties. With views towards the River Nene, over Higham Ferrers Pocket Park, the location really is superb and one which will only be appreciated upon viewing. In brief, the spacious family accommodation, comprises: entrance hall, lounge, kitchen/breakfast room, dining room, bedroom 4/study, conservatory and ground floor cloakroom/WC. To the first floor there is a useful landing/study area, three good sized double bedrooms, with a Jack and Jill shower room/W/C to bedroom one/the landing and an en-suite bathroom to bedroom two, housing a large, proper jacuzzi bath. The property also boasts off road parking for a number of vehicles, single garage and a delightful, landscaped, enclosed rear garden. Viewing is very highly recommended.

\*TENURE - FREEHOLD  
\*COUNCIL TAX BAND - E



### **Location**

Off Meadow Close, down a private roadway, accessing 3 properties only. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### **Council Tax Band**

E

### **Energy Rating**

Energy Efficiency Rating - C75

Certificate number - 2091-5415-4060-4102-1021

### **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**

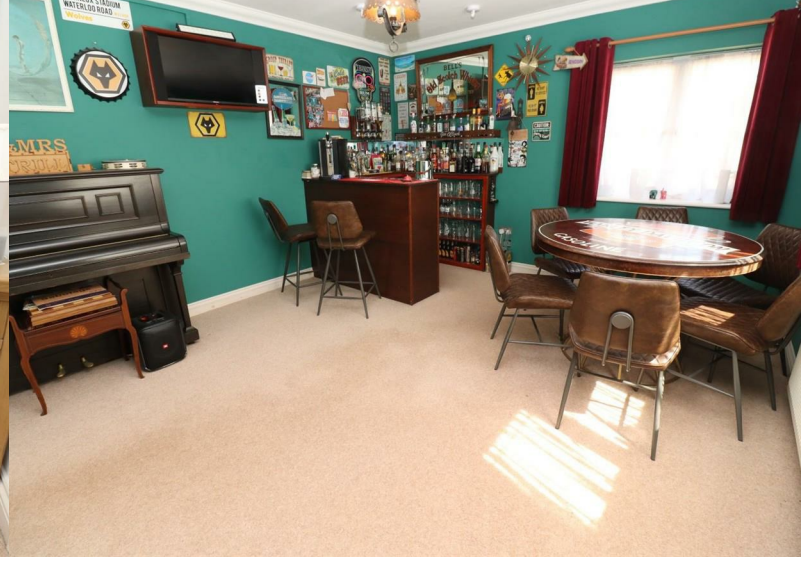
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make 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).



Total Approx. Floor Area 1776 Sq.Ft. (165.0 Sq.M.)  
Internal Floor Area Excludes Garage and Outbuildings.

