



**63 Patenall Way, Higham Ferrers  
Northamptonshire NN10 8PL  
Guide Price £190,000 Freehold**

FREEHOLD SEMI! Offered to the market for sale with no onward chain is this split level semi, situated set back from the road, backing onto a small play park and designated green area. Ground floor double bedroom with an en-suite bathroom/WC with a separate shower, a first floor 2nd double bedroom, bathroom/WC, utility room and large open plan living room/kitchen. A large integral garage is complemented by an off-road parking space. Well situated, close to the Henry Chichele Primary school, representing an ideal buy to let or first time purchase, or indeed bolt-hole. There are ample open green spaces and parks on this development, with footpaths and shortcuts on the estate, providing access to the Higham Ferrers Town Centre, and both Rushden Lakes and towards Stanwick Lakes. Viewing advised.

- Ground floor Entrance Hall
- Ground floor Master Bedroom with En-Suite Bathroom/WC and Separate Shower
- First floor Bedroom Two
- First floor Bathroom/WC
- First floor Large open plan Living Room/Kitchen
- Utility Room
- Full gas Radiator Central Heating
- PVC Double Glazing
- Garage and Parking Space
- EPC Rating - C77



### Location

Patenall Way itself is situated where Linden Avenue meets School Lane. Situated at the end of Patenall Way on the left hand side, under an archway, as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

Energy Efficiency Rating - C77

Certificate number - 8340-6929-7960-3026-3202

### Accommodation

#### Ground Floor

#### Hall

#### Bedroom 1 10'2" x 9'1" (3.11 x 2.78)

Very approximate minimum measurement. Plus storage cupboard and recess. Airing cupboard housing hot water cylinder.

#### En- Suite Bathroom/WC with Separate Shower

#### First Floor

#### Landing

#### Utility Room 4'4" x 7'2" (1.33 x 2.18)

Approximate Maximum Measurements. Wall mounted gas fired boiler, regularly serviced.

#### Open Plan Kitchen/Living Room 15'3" x 10'1" (4.66 x 3.08)

Very approximate minimum measurement. Plus kitchen recess & angled/curved wall areas

#### Bathroom/WC

#### Bedroom 2 8'9" x 7'8" (2.66 x 2.33)

Very approximate minimum measurement. Plus storage cupboard and recess and angled/curved wall areas. Loft access.

### Outside

Off road parking space for one vehicle to the fore of the garage.

### Garage 15'3" x 7'4" (4.66 x 2.24)

Very approximate minimum measurement, plus angled/curved wall areas.

### N.B

The overall floor area, to include the garage, is very approximately 1,000 sqft and the floorplan shown is to show the layout only, it may not be 100% accurate, due to the nature of the curved/angled walls.

### 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.

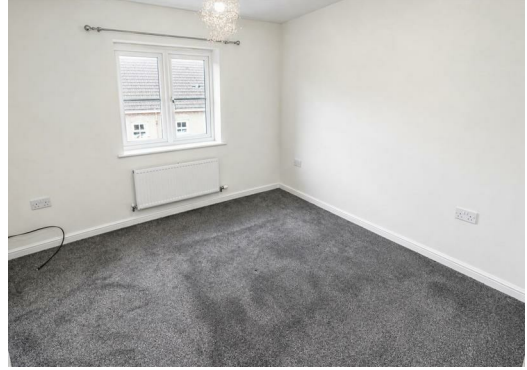
### Floorplans

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.

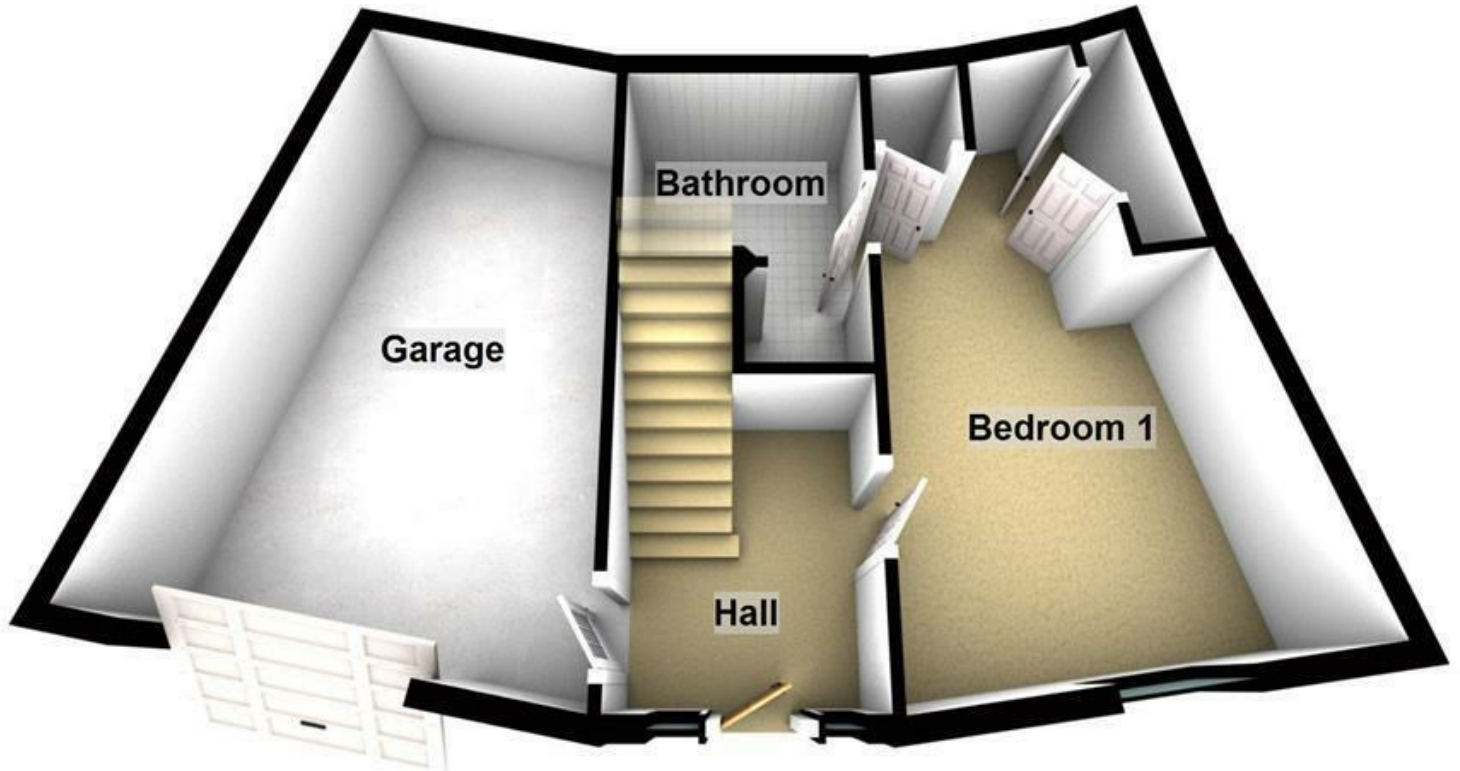
### Money Laundering Regulations 2017

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



# First Floor

