



**27 Celtic Close, Higham Ferrers  
Northamptonshire NN10 8NX  
Price £435,000 Freehold**

So much space! We, the sole selling agents, are delighted to offer to the open market for sale this imposing, double fronted, detached family home. With no onward chain, this certainly makes this adaptable three storey property an attractive proposition. This home has to be viewed to appreciate the space on offer, with the ground floor providing accommodation that would suit an independent teenager or elderly family member (multi-generational living!) Well located for popular local schools and major road links. Externally, boasting a double garage, off road parking and a private rear garden.

- Detached Family Home - over 1,600sqft of Adaptable Living Accommodation
- Two En-Suites & Dressing Areas
- Kitchen & Separate Utility Room
- Energy Efficiency Rating - C72
- Multi-Generational Living Potential
- Family Bathroom
- Rear Garden with a Large Patio Area
- 4 Double Bedrooms
- 3 Spacious Reception Rooms
- Double Garage & Off-Road Parking



## Location

Celtic Close can be found just off the main road within this popular family estate, in the Market Town of Higham Ferrers, known as Linden Avenue. The property is identified by our 'For Sale' board, upon entering Celtic Close, on the left-hand side. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Energy Rating

Energy Efficiency Rating - C72

Certificate number - 0950-2889-7052-9378-4511

## Council Tax Band

F

## Accommodation

### Ground Floor

#### Entrance Hall

Under stairs storage area.

#### Ground Floor Cloakroom / WC

#### Utility Room 5'10" x 6'1" (1.78m x 1.85m)

Wall mounted gas fired Baxi boiler.

#### Family Room 19'3" x 10'7" (5.87m x 3.23m)

#### Bedroom 2 13'1" x 10'4" (4.00m x 3.14m)

#### Dressing Room 5'10" x 4'10" (1.77m x 1.47m)

#### En-suite Shower Room / WC

## First Floor

### Landing

#### Kitchen 9'7" x 10'4" (2.91m x 3.15m)

Fitted appliances.

#### Dining Area 9'7" x 10'4" (2.91m x 3.14m)

#### Lounge 19'3" x 10'7" (5.87m x 3.23m)

#### Study Area 4'11" x 6'1" (1.50m x 1.85m)

Plus large cupboard.

## Second Floor

### Landing

Airing cupboard housing hot water cylinder. Access to insulated loft space via loft ladder with light connected.

#### Master Bedroom 13'3" x 10'4" (4.04m x 3.14m)

Maximum measurement.

#### En-suite Shower Room / WC

#### Dressing Room 5'8" x 4'10" (1.73m x 1.48m)

#### Bedroom 3 11'2" x 10'7" (3.41m x 3.23m)

Maximum measurement.

#### Bedroom 4 7'9" x 10'1" (2.36m x 3.07m)

Minimum measurement, plus door recess.

## Bathroom / WC

## Outside

### Front

Area of front garden. Side gated access from driveway in to the rear garden.

### Double Garage 17'10" x 18'2" (5.46m x 5.55m)

Internal measurement. Power and light connected. Two up and over doors. Two windows.

Off-Road Parking for two vehicles to the fore of the garage.

NB - We are advised there is a nominal £20.00 per annum peppercorn ground rent for the garages (to "Homeground") (situated below an apartment).

### Rear Garden

Fully enclosed, providing a fair degree of privacy.

### Summer House 10'8" x 9'1" (3.272m x 2.791m)

### Estate Charge

We have been advised by the current Owners that there is an Estate Charge. This is to help fund the provision of services and to carry out repairs and maintenance on the estate where the property is situated.

We have been advised that the amount payable is £300.00 per annum. To "Hegarty".

The estate charge is not for repairs or maintenance to your individual property but is for services that benefit the estate as a whole, such as street or car park lighting and the maintenance of communal areas, for example, playgrounds.

### 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

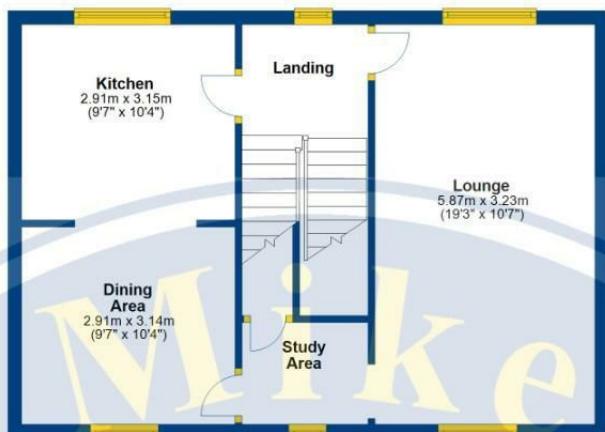
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





### First Floor

Approx. 49.6 sq. metres (534.1 sq. feet)



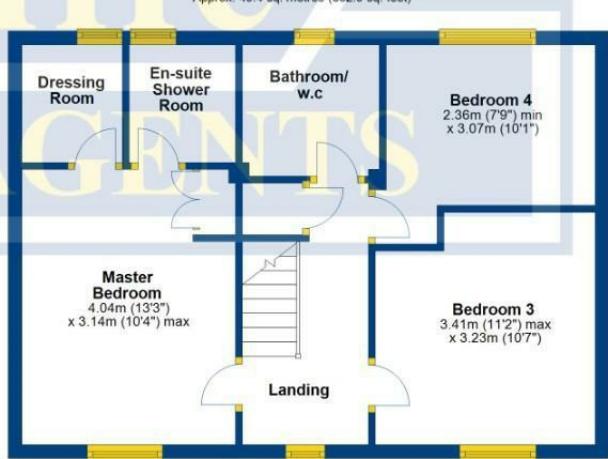
### Ground Floor

Approx. 50.4 sq. metres (542.9 sq. feet)



### Second Floor

Approx. 49.4 sq. metres (532.0 sq. feet)



Total area: approx. 149.5 sq. metres (1609.0 sq. feet)