



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.

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.

## Grasmere Way Higham Ferrers NN10 8NJ

### Freehold Price 'Offers in excess of' £525,000

**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



**Are you searching for an executive four bedroomed detached family home that benefits from a stunning open plan kitchen with island, granite worktops and built-in appliances? Then you'll need to come and see this stunning home! Recently upgraded in several areas by the current owners this property now has it's own solar panels with a Tesla battery to help keep your utility bills nice and low plus a refitted utility room and downstairs cloakroom. Outside you'll find a generous driveway and double garage with insulated remote control doors plus a well maintained south facing rear garden. Further benefits include separate reception rooms, two ensuite shower rooms, dressing room to the master bedroom, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom lounge, kitchen/dining room, study, utility room, four bedrooms with two ensembles and a dressing room to the master bedroom, family bathroom, rear garden, double garage and driveway.**

Enter via front door with side screen to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, coving to ceiling, doors to:

**Cloakroom**

Refitted to comprise low flush W.C., vanity sink unit, tiled splash backs, radiator, window to side aspect.

**Lounge**

18' 6" x 11' 7" (5.64m x 3.53m)

Window to front aspect, French doors and two windows to rear aspect, two radiators, feature gas fireplace, coving to ceiling.

**Kitchen/Dining Room**

22' 9" max x 11' 7" max (6.93m x 3.53m) (This measurement includes area occupied by kitchen units)

Refitted to comprise twin ceramic butler sink with cupboard under, a range of eye level and base units providing granite work surfaces, built-in stainless steel double oven, gas hob, extractor hood, granite upstands, two windows and French doors to rear aspect, built-in dishwasher, island unit, spotlights, tiled floor, two column radiators, coving to ceiling, door to:

**Utility Room**

8' 2" x 7' 5" (2.49m x 2.26m) (This measurement includes area occupied by kitchen units)

Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in fridge/freezer, space for washing machine and tumble dryer, concealed wall mounted gas boiler serving domestic central heating and hot water systems, extractor, tiled splash backs, door to side aspect.

**Study**

6' 11" x 13' 2" (2.11m x 4.01m)

Windows to both side aspects, two radiators, coving to ceiling.



**First Floor Landing**

Window to front aspect, radiator, airing cupboard housing hot water cylinder, loft access, spotlights, doors to:

**Master Bedroom**

15' 6" x 13' 8" (4.72m x 4.17m)

Window to side aspect, window to front aspect, two column radiator, loft access, through to:

**Dressing Room**

Built-in double wardrobe, built in 'walk in' wardrobe, window to side aspect, column radiator, door to:

**Ensuite Bathroom**

Refitted to comprise low flush W.C., pedestal wash hand basin, claw foot freestanding bath with shower attachment, shower cubicle, tiled floor, tiled splash backs, window to side aspect, spotlights, chrome heated towel radiator.

**Bedroom Two**

12' 7" x 11' 5" (3.84m x 3.48m)

Window to rear aspect, radiator, door to:

**Ensuite Shower Room**

Refitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, tiled floor, window to side aspect, spotlights, chrome heated towel radiator.

**Bedroom Three**

11' 6" x 11' 6" (3.51m x 3.51m)

Window to rear aspect, radiator.

**Bedroom Four**

11' 5" x 10' 3" (3.48m x 3.12m)

Window to rear aspect, radiator.

**Family Bathroom**

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, radiator, window to front aspect, spotlights.



**Outside**

Front - Driveway providing off road parking for up to four vehicles, leading to:

Double Garage - Two insulated electric remote control doors, power and light connected, Tesla battery, personnel door to side aspect. Measures approx. 15' 8" x 16' 10" internally.

Rear - Several patio areas, borders stocked with a variety of plants, bushes, shrubs and trees, wooden pergola, raised wooden decked area, enclosed by wooden fencing with gated rear pedestrian access. Enjoys a south facing aspect.

**Solar Panels**

The property features an 8kw system comprising of 18 south facing panels and a 13.5kw battery Tesla power wall. The owners advise that this has produced 8600 kw in the year to June 26 and generated £850 of income after usage in the last 12 months.

**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 F (£3,655 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.

