

**Mike  
Neville**  
**ESTATE AGENTS**

**2 Shelley Drive, Higham Ferrers,  
Northamptonshire, NN10 8DF**

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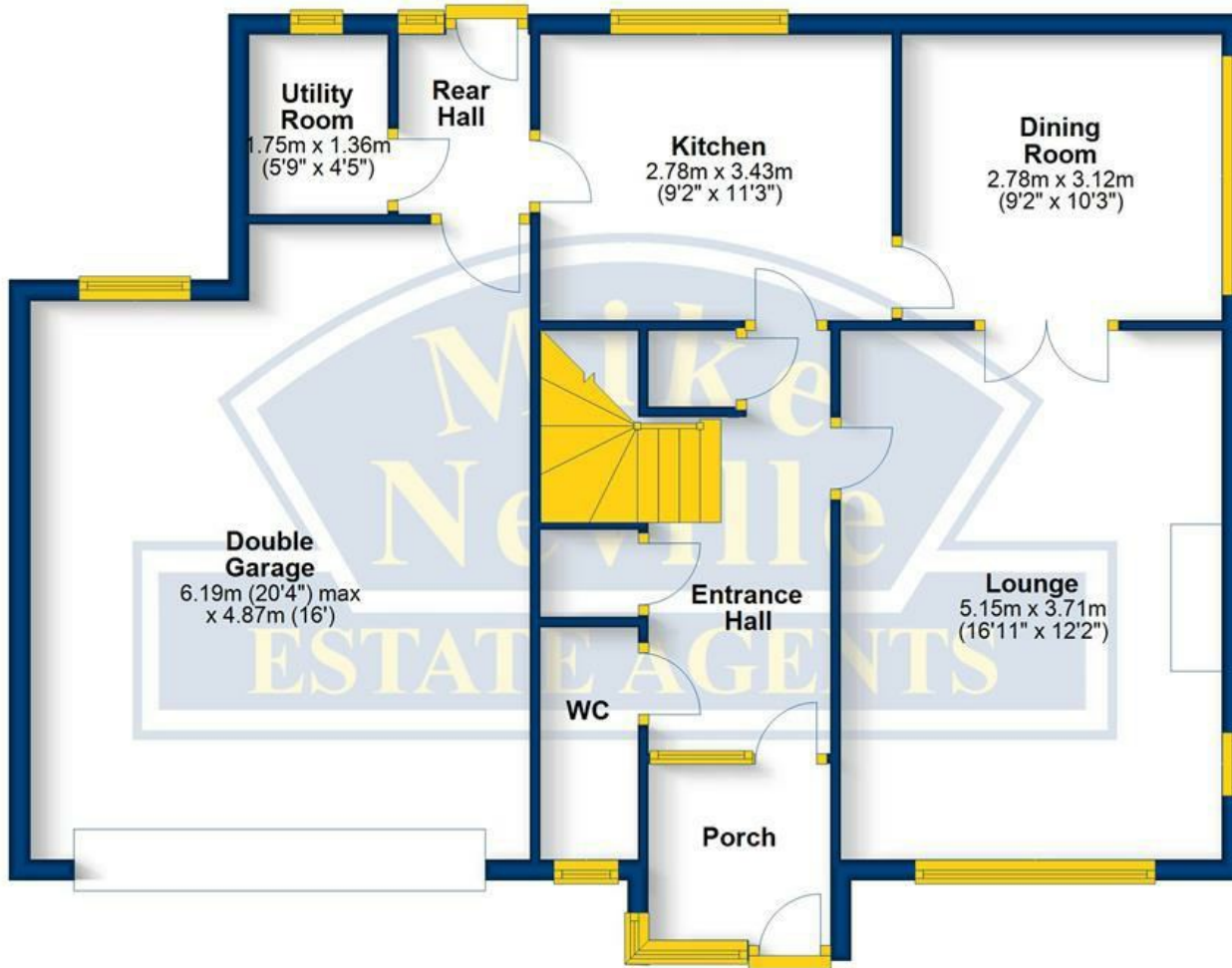
**£399,950 Freehold**

*A rare and exciting opportunity has arisen to acquire this Alfie Underwood constructed detached family home situated in a highly sought after location on a generous corner plot within Higham Ferrers, where Northampton Road meets Shelley Drive. Having been recently modernised throughout and offered to the open market for sale with no onward chain, an immediate viewing is well advised, to appreciate the condition and overall space on offer. Close to schools for all age groups, all local amenities and within close walking distance to Rushden Lakes.*

- **Three Double Bedrooms**
- **Double Garage**
- **Hall**
- **Large Lounge**
- **Rear Hall and Utility Room**
- **Bathroom with Separate Shower**
- **Reception Porch**
- **Ground Floor Cloakroom**
- **New Fitted Kitchen**
- **Energy Efficiency Rating - D56**

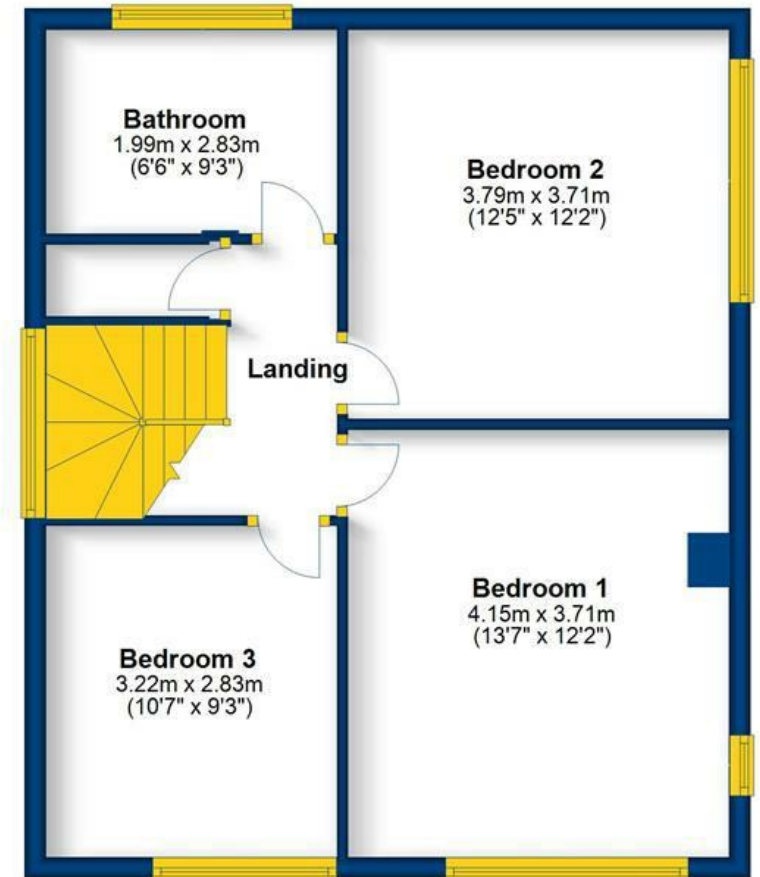
## Ground Floor

Main area: approx. 59.7 sq. metres (643.1 sq. feet)  
Plus garage, approx. 28.5 sq. metres (307.2 sq. feet)



## First Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



Main area: Approx. 113.1 sq. metres (1217.9 sq. feet)  
Plus garage, approx. 28.5 sq. metres (307.2 sq. feet)

## Location

Shelley Drive is situated off Northampton Road, which runs between Rushden and Higham Ferrers, therefore dividing the two towns. On entering Shelley Drive, the property can be found immediately on the right-hand side, as identified by our 'For Sale' board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

D

## Energy Rating

Energy Efficiency Rating - D56

Certificate number - 9228-9082-7215-0505-9954

## Accommodation

Accommodation

## Ground Floor

### Reception Porch

### Entrance Hall

Two usual storage cupboards.

### Ground Floor Cloakroom / WC

### Lounge 16'11" x 12'2" (5.15m x 3.71m)

Feature fireplace with gas fire.

### Dining Room 9'1" x 10'3" (2.78m x 3.12m)

### Kitchen 9'1" x 11'3" (2.78m x 3.43m)

Electric oven. Gas hob. Extractor. Dishwasher.

### Utility Room 5'9" x 4'6" (1.75m x 1.36m)

Plumbing and space for appliances.

## Rear Hall

## First Floor

### Landing

Cupboard housing wall mounted gas fired combination boiler.  
Loft access.

### Bedroom 1 13'7" x 12'2" (4.15m x 3.71m)

### Bedroom 2 12'5" x 12'2" (3.79m x 3.71m)

### Bedroom 3 10'7" x 9'3" (3.22m x 2.83m)

### Bath / Shower Room / WC 6'6" x 9'3" (1.99m x 2.83m)

## Outside

### Front, Side and Rear Gardens

Situated on a generous corner plot with gardens to front, rear and side. Main lawned areas. Patio.

Side gated access. Large driveway approach.

Further vehicular parking possible, off Northampton Road, subject to permissions.

### Double Garage 20'4" x 16'0" (6.19m x 4.87m)

Maximum measurement. Double electric up and over door to front. Door from rear hall. Rear window.

## 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)

## 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).

## 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.

## 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.

















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