



**12 North End, Higham Ferrers  
Northamptonshire NN10 8JB  
£290,000 Freehold**

Welcome to this charming detached bungalow, located in the sought-after area of North End, Higham Ferrers. Situated on a private, elevated plot, with front and rear accesses, well matured surrounding gardens and offered at an asking price reflective of the need to modernise to one's own taste. Spanning over 1,000 square feet, there is ample space here for all your needs, whether you are looking to downsize or start a new chapter in a cosy abode. There is good parking provision here, with a large double garage with parking to the fore, both accessed off Kimbolton Road. With no onward chain, an early viewing is advised.

- No Onward Chain
- Bay Fronted, Detached Bungalow
- Two Bath / Shower Rooms
- Energy Efficiency Rating - D63
- Sought After Location
- Two Double Bedrooms
- Fully Enclosed, Private Rear Garden
- Fantastic Road Links
- Large Conservatory
- Double Garage and Parking





### Location

North End is a continuation of College Street and links through to Kimbolton Road. The property can be accessed by foot, from North End, and is adjacent the Bus Stop. To the rear, accessed by foot or car, accessed via a sloped road way off Kimbolton Road. Viewings should be made via ourselves the Selling Agents on 01933 316316.

### Higham Ferrers

Higham Ferrers is a market town and civil parish in the Nene Valley in North Northamptonshire, England, close to the Cambridgeshire and Bedfordshire borders. It forms a single built-up area with Rushden to the south and had a population of 8,827 at the 2021 census, which has had a natural increased since then. The market town centre contains many historic buildings around the Market Square and College Street. There is access to lovely walks / dog walks along the River Nene to Rushden Lakes, Stanwick Lakes etc. Train Stations at Wellingborough, Kettering and Bedford, providing easy access to Luton Airport, central London etc. Good access from the A6 to the A45, M1, A14 etc. The location is certainly a convenient one.

### Council Tax Band

C

### Energy Rating

Energy Efficiency Rating - D63

Certificate number - 2540-3037-5204-6214-3204

### Accommodation

#### Porch

#### Hall

Access to a very large loft space, via a loft ladder. Cupboard. Airing cupboard with radiator.

#### Lounge 13'5" x 12'11" (4.09m x 3.94m)

Plus bay window. Fireplace with gas fire.

#### Bedroom 1 12'6" x 12'0" (3.81m x 3.65m)

Maximum measurement, including fitted cupboards.

#### Bedroom 2 11'5" x 12'0" (3.48m x 3.65m)

Maximum measurement, including fitted cupboards.

#### Shower Room / WC

#### Kitchen 8'5" x 12'11" (2.57m x 3.94m)

Modern, gas fired, Worcester Boiler.

#### Conservatory 10'11" x 21'1" (3.34m x 6.42m)

Maximum measurement. Radiator, power and light.

#### Bathroom / WC

#### Outside



### Front

Situated on a private, elevated plot. The property can be accessed by foot, from North End, and is adjacent the Bus Stop. Side gated access to front, side and rear. Well matured gardens.

### Rear

To the rear, accessed by foot or car, accessed via a sloped road way off Kimbolton Road. Travel straight ahead to the end of the land where you will find good off road parking, leading to a double garage. Side gate.

### Double Garage 19'9" x 15'10" (6.03m x 4.85m)

Power and light connected. Electric up and over door to front. Side door to/from garden.

### Rear Garden

Well matured gardens. Various sheds and covered storage.

### 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).

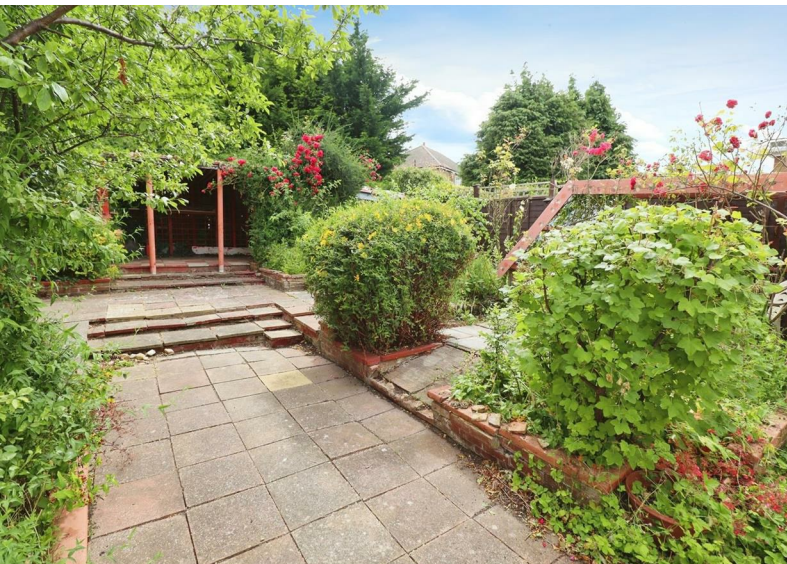
### Floorplans

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.

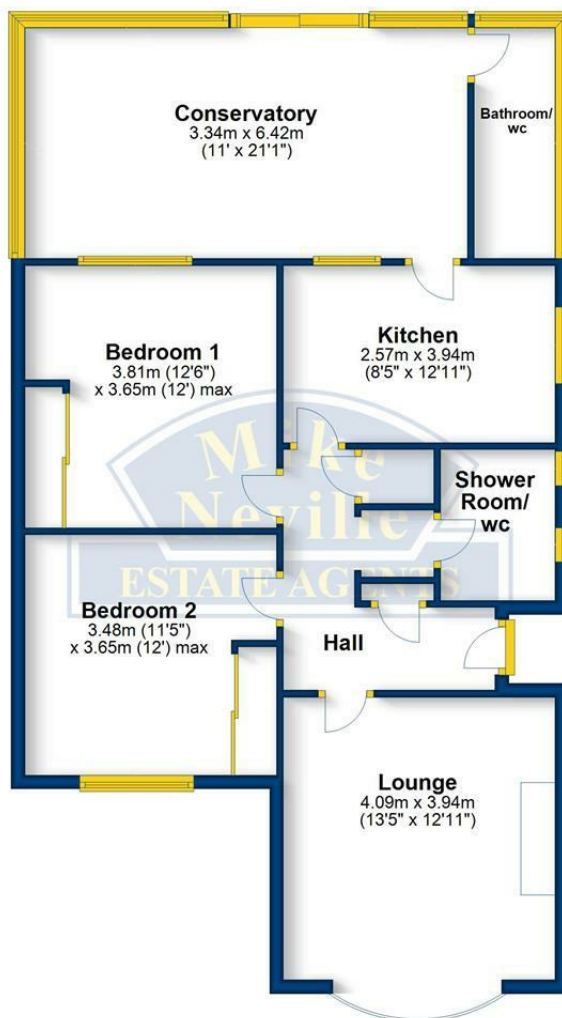






## Ground Floor

Approx. 94.1 sq. metres (1013.1 sq. feet)



Total area: approx. 94.1 sq. metres (1013.1 sq. feet)