

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



4 Mallard Close, Higham Ferrers,  
Northamptonshire, NN10 8JQ

£475,000 Freehold



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Neville House, 67 Wellingborough Road, Rushden NN10 9YG  
01933 316316 • sales@mike-neville.co.uk • www.mike-neville.co.uk

A rarely available, individual and very deceptively spacious three bedroom detached bungalow, in an enviable sought after cul-de-sac location, on the outskirts of this popular Market Town, just off Stanwick Road. Situated within a pleasant walking distance of High Street shopping facilities, post office, bus stop, all local amenities, park grounds etc and further walks to both Rushden Lakes and Stanwick Lakes. This bungalow provides roomy, adaptable accommodation throughout, with PVC double glazing being complemented by way of gas radiator central heating. The plot itself provides a garage, with both front and rear doors, in-and-out driveway and a private rear garden. An immediate viewing comes very highly recommended to appreciate the space throughout and, of course, to avoid inevitable disappointment. No onward chain.

- A rarely available, individual and very deceptively spacious detached bungalow
  - No onward chain
  - Enviaible sought after cul-de-sac location
  - Roomy, adaptable accommodation throughout
    - Garage, with both front and rear doors
    - Viewing comes very highly recommended
      - In-and-out driveway
      - Private rear garden
      - Convenient location
  - Energy Efficiency Rating - E49

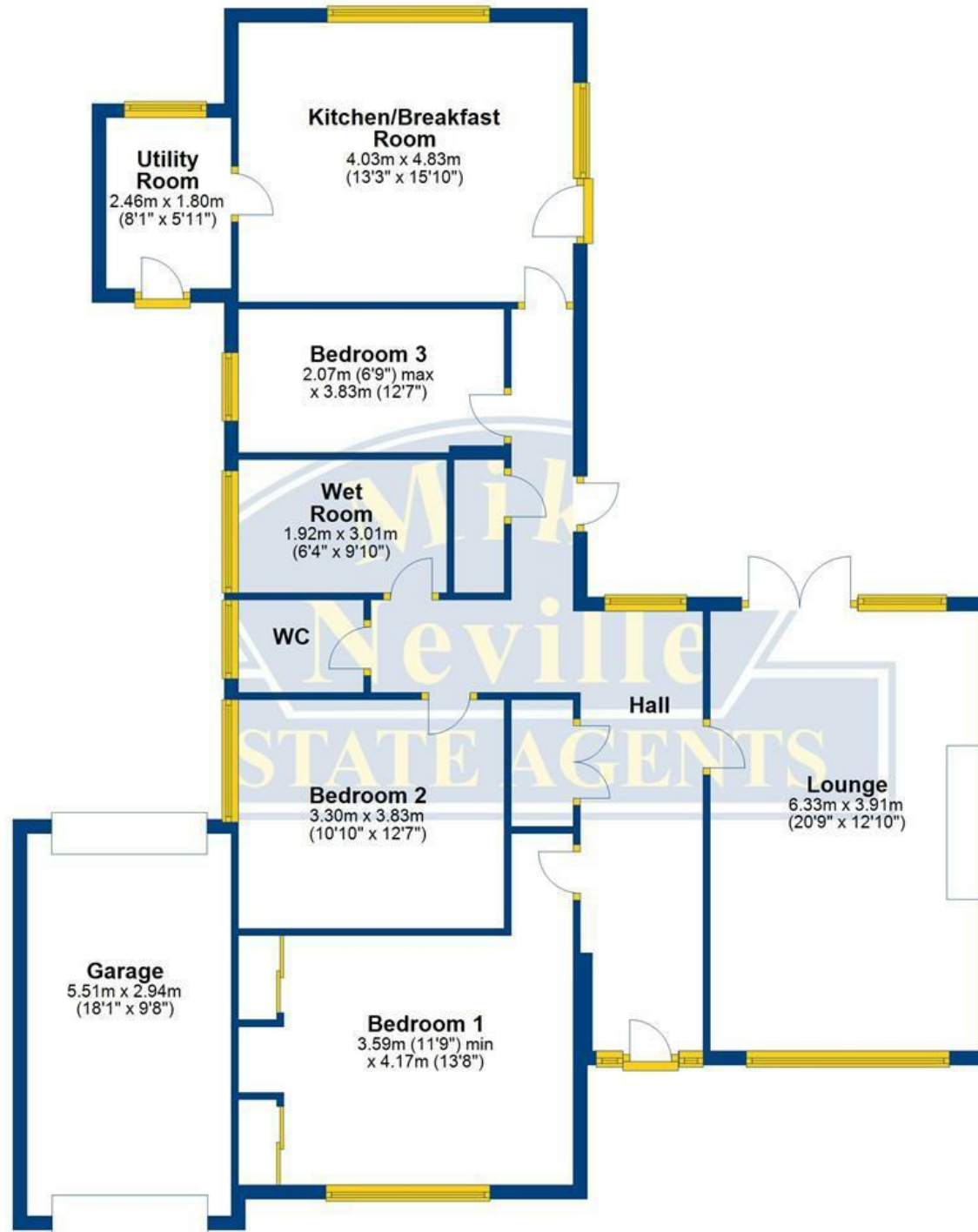






## Ground Floor

Main area: approx. 122.7 sq. metres (1320.7 sq. feet)  
Plus garage, approx. 16.2 sq. metres (174.6 sq. feet)



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**Location**  
Just off Stanwick Road on the Northern side of Higham Ferrers. The property is identified by our 'For Sale' boards. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

**Council Tax Band**  
E

**Energy Rating**  
Energy Efficiency Rating - E49

**Certificate number** - 0053-1203-4005-3607-1404

**Accommodation**

**Ground Floor**

**Hall**  
Loft ladder access to a large loft space, with light connected, being boarded. Double cloaks cupboard. Airing cupboard housing hot water cylinder and gas fired boiler.

**Lounge**  
20'9" x 12'10" (6.33m x 3.91m)  
Fireplace and gas fire.

**Kitchen/Breakfast Room**  
13'3" x 15'10" (4.03m x 4.83m)

**Utility Room**  
8'1" x 5'11" (2.46m x 1.80m)  
Plumbing for washing machine and space for further appliances.

**Bedroom 1**  
11'9" x 13'8" (3.59m x 4.17m)  
Minimum, plus built in wardrobes, plus door recess.

**Bedroom 2**  
10'10" x 12'7" (3.30m x 3.83m)

**Bedroom 3**  
6'9" x 12'7" (2.07m x 3.83m)  
Maximum measurement.

**Wet Room / WC**  
Installed in 2023.

**Cloakroom / WC**

**Outside**

**Front**

In-and-out driveway  
Side gated access to rear.

**Garage**  
18'1" x 9'8" (5.51m x 2.94m)  
Maximum internal measurement. Electric roller door to front. Up and over door to rear. Power and light connected.

**Rear**  
Area behind the garage, providing further parking / storage facilities, if so required.

**Rear Garden**  
Fully enclosed and not overlooked.

**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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