

Mallard Close Higham Ferrers

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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.

Mallard Close Higham Ferrers NN10 8JQ
Freehold Price £460,000

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 surveyors 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.

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



Offered with no upward chain and situated in a sought after cul-de-sac just off Stanwick Road is this extended two/three bedroomed detached bungalow which features a spacious open plan kitchen/family room and a pleasant rear garden that enjoys a good degree of privacy. Further benefits include an ensuite wet room, refitted bathroom, single garage, off road parking, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance porch, hallway, kitchen/living area, dining room, two bedrooms, ensuite wet room, family bathroom, bedroom three/reception room, utility room, single garage, off road parking and gardens to front and rear.

Enter via front door to:

- Porch**
Door to:

Hall
Radiator, cupboard housing wall mounted gas combination boiler serving domestic central heating and hot water systems, doors to:

Dining Room
18' 1" x 11' 8" widening to 14' 3"(5.51m x 3.56m)
French doors and three windows to rear aspect, radiator, built-in cupboard, air conditioning unit, light tunnel, through to:

Kitchen/Family Room
24' 8" max x 15' 9" max (7.52m x 4.8m) (This measurement includes area occupied by kitchen units)

Kitchen Area
Comprising ceramic single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in double oven, hob, extractor hood, space for fridge/freezer, plumbing for dishwasher, door to side aspect, two skylights to side aspect, window to side aspect, through to:

Family Area
French doors with side windows to rear aspect, radiator, gas fire (currently disconnected).

Reception Room/ Bedroom Three
19' 0" x 11' 9" narrowing to 9' 9" (5.79m x 3.58m)
French doors with side windows to rear aspect, light tunnel, radiator, door to:

Utility Room
10' 4" x 8' 0" (3.15m x 2.44m)
Radiator, work surfaces, personnel door to garage.
- Bedroom One**
14' 1" up to wardrobes x 9' 5" (4.29m x 2.87m)
Window to front aspect, light tunnel, a range of built-in wardrobes, sliding door to:

Ensuite Wet Room
Refitted to comprise low flush W.C., corner pedestal wash hand basin, mixer shower, fully tiled walls, tiled floor, window to side aspect, heated towel rail.

Bathroom
Refitted to comprise low flush W.C., pedestal wash hand basin, 'P' shaped bath with shower over, heated towel rail, tiled splash backs, skylight to side aspect.

Bedroom Two
15' 5" max x 10' 3" narrowing to 7' 9" (4.7m x 3.12m)
Window to front aspect, radiator, light tunnel, built-in double wardrobe.

Outside
Front - Lawn with borders stocked with bushes, shrubs and trees, block paved driveway providing off road parking, leading to:

Garage - Remote controlled up and over door, power and light connected. Measures 21' 9" x 10' 4" internally.

Rear - Block paved patio, pond, lawn with established borders stocked with a variety of plants, shrubs and bushes, circular patio, outside tap, wooden lean-to with gated side pedestrian access, enclosed by wooden fencing.

Probate
Please note the sale of this property is subject to the grant of probate. We understand probate has been applied for during April 2025.

Energy Performance Rating
This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

- Council Tax**
We understand the council tax is band D (£2,405 per annum. Charges for 2025/26).

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

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.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

