



## 6 Shelley Drive, Higham Ferrers Northamptonshire NN10 8DF £350,000 Freehold

Located in the charming area of Higham Ferrers, this delightful detached bungalow spans an impressive 1,195 square feet, and boasts a well-thought-out layout that is ideal for families or those seeking a peaceful retreat. The bungalow features two spacious reception areas, providing ample space for relaxation and entertaining guests. The natural light that floods these areas creates a warm and inviting atmosphere, making it a perfect setting for family gatherings or quiet evenings in.

Built in the late 1960's, this property retains a classic charm while offering the potential for modern updates to suit your personal taste. The exterior of the bungalow is equally impressive, featuring parking for up to four vehicles, a rare find that adds to the convenience of this home, along with gardens that surround each side of the property.

Located in a peaceful neighbourhood, this bungalow is within easy reach of local amenities, schools, and parks, making it an ideal choice for families or those looking to downsize without compromising on space.

In summary, this detached bungalow on Shelley Drive presents a wonderful opportunity to acquire a spacious and versatile home in a sought-after location. With its generous living spaces, ample parking, and potential for personalisation, this property is not to be missed.

- No upward chain
- Modern refitted shower room
- Single Garage
- Energy Efficiency Rating - D55
- Spacious property on a good size plot
- Separate wc, utility cupboard and rear hall
- Block paved driveway for a minimum of 4 vehicles
- Walking distance to Higham Town Centre and Rushden Lakes
- Large L-shaped lounge/dining room
- Front, side and rear gardens



### Location

Shelley Drive is located off of Northampton Road. Upon turning into Shelley Drive, the property can be found on the right hand side. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

D

### Energy Rating

Energy Efficiency Rating - D55

Certificate number - 6320-9123-0033-8097-1423

### Accommodation

#### Hall

#### WC

White suite comprising a low flush wc and wash hand basin.

#### Lounge 19'8" x 10'10" (5.99m x 3.29m)

Maximum measurement, with sliding patio doors leading out onto an area of garden to the side of the property. With a feature fireplace and electric fire.

#### Dining Area 9'10" x 9'4" (3.02m x 2.85m)

Plus cupboard housing wall mounted Ideal Logic + gas fired combination boiler

#### Kitchen/Breakfast Room 12'5" x 9'4" (3.78m x 2.85m)

A basic kitchen, that would benefit from modernisation throughout, but having been kept in very good condition.

#### Side Hall

#### Utility Cupboard

With plumbing for a white good.

#### Inner Hall

Useful storage cupboard.

#### Bedroom 1 12'0" x 10'2" (3.65m x 3.10m)

#### Bedroom 2 8'9" x 10'0" (2.67m x 3.04m)

#### Bedroom 3 7'11" x 10'2" (2.41m x 3.10m)

#### Shower Room 8'0" x 6'2" (2.44m x 1.88m)

Modern refitted shower room, installed in 2016, comprising a good size corner shower cubicle with splash wall splashback, pedestal wash hand basin, low flush wc and a heated towel rail.



### Outside

#### Front

A very spacious front garden that is level with the bungalow, but slightly raised from the main road and driveway parking, allowing for a good deal of privacy, with a large lawn area and various planted trees and hedges.

#### Driveway Parking

Block paved for a minimum of 4 vehicles.

#### Garage

Single garage with up and over door to front, personal door to rear, as well as eaves storage space.

#### Side and Rear Garden

Overall a large plot, that surrounds the entirety of the property, with various lawn and planted border areas. Gated access through from both

#### 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.

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#### 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.

#### 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.

#### 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).



# Ground Floor

Approx. 90.5 sq. metres (974.2 sq. feet)



Total area: approx. 90.5 sq. metres (974.2 sq. feet)



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