



Total area: approx. 107.6 sq. metres (1157.7 sq. feet)



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.

**Albert Road Finedon NN9 5JE**  
**Freehold Price £350,000**

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 surveyor's 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  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**An established and deceptively spacious three bedroomed detached bungalow situated in the popular town of Finedon and having been tastefully refurbished by the current owners.. The property boasts approx. 1,157 square feet of living space and features a refitted kitchen, refitted four piece contemporary bathroom suite, refitted en suite shower room, replacement uPVC double glazing, gas radiator central heating with replacement boiler in 2020 and offers double width off road parking with additional 35ft car port. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, three bedrooms with en suite shower room to master, family bathroom, front and rear gardens, driveway and a carport.**

Enter via composite part glazed front door with side screens through to:

#### Entrance Hall

Two storage cupboard, high quality LVT vinyl flooring, radiator, wall lights, doors to:

#### Lounge/Dining Room

23' 9" x 13' 2" (7.24m x 4.01m)

#### Lounge Area

French door with side screens to rear aspect, T.V. plinth, display shelving, beams to ceiling, T.V. point, wall light points, radiator, feature fireplace, high quality LVT vinyl flooring, archway through to:

#### Dining Area

Window to side aspect, radiator, beams to ceiling, high quality LVT vinyl flooring.

#### Kitchen

13' 7" x 12' 5" narrowing to 9' 8" (4.14m x 3.78m)(This measurement includes area occupied by kitchen units)

Refitted to comprise composite one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, electric five ring cooker, extractor fan over, plumbing for washing machine, space for tumble dryer, window and door to rear aspect, radiator, high quality LVT vinyl flooring, fridge/freezer space, built-in dishwasher.

#### Bedroom One

14' 2" x 10' 5" (4.32m x 3.18m)

Window to front and side aspects, radiator, high quality LVT vinyl flooring, folding door to:

#### Ensuite Shower Room

10' 4" x 8' 0" (3.15m x 2.44m)

Refitted three piece suite comprising low flush W.C., pedestal wash hand basin, oversized shower cubicle, tiled splash backs, radiator, window to side aspect, high quality LVT vinyl flooring.

#### Bedroom Two

10' 0" x 9' 6" (3.05m x 2.9m)

Window to front aspect, high quality LVT vinyl flooring, radiator.

#### Bedroom Three

13' 4" max. x 8' 1" (4.06m x 2.46m)

Window to side aspect, radiator, high quality LVT vinyl flooring, loft access with loft ladder.

#### Bathroom

10' 4" x 9' 4" (3.15m x 2.84m)

Refitted four piece suite comprising of low flush W.C., vanity sink with drawers under, oversized shower cubicle, freestanding bath with chrome mixer tap and shower attachment, tiled splash backs, window to side aspect, chrome towel rail, high quality LVT vinyl flooring, radiator.

#### Outside

Front - Mainly gravelled with border stocked with shrubs and bushes, block paved pathway, enclosed by dwarf walling, double width block paved driveway providing off road parking for two cars with metal gate leading to:

Carport measuring 34' 9" x 9' 5"

Of wooden and Perspex construction providing off road parking for further vehicles, outside power points and water tap.

Rear - Comprises ceramic paved patio with sleeper edging, main lawn, gravelled area, vegetable plot, border stocked with flowers, shrubs and bushes, mature tree, wooden shed, further paved patio, garden enclosed by mainly timber panelled fencing.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band D (£2,243 per annum. Charges for 2024/2025).

#### 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](http://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.**

