



Total area: approx. 96.7 sq. metres (1041.0 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.

## Ewenfield Road Finedon NN9 5LR

### Freehold Price £260,000

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  
01933 651010

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





**A mature three bed roomed semi detached property situated in the popular town of Finedon and featuring a single storey rear extension providing a larger kitchen/breakfast room, utility and cloakroom. Benefits include gas radiator central heating, uPVC double glazing and offers off road parking for two cars, three good sized bedrooms, a 23ft lounge/dining room and a detached single garage. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room, utility/cloakroom, rear lobby, landing, three bedrooms, bathroom, front and rear gardens, single detached garage and a driveway.**

Entry via part glazed composite front door through to:

#### **Entrance Hall**

Stairs rising to first floor landing, window to rear aspect, storage cupboard, radiator, laminate flooring, understairs storage cupboard, coving to ceiling. Door through to:

#### **Open Plan Lounge/Diner**

12' 5" x 23' 7" (3.78m x 7.19m)

Three windows to front aspect, two radiators, solid fuel fireplace with tiled surround and display shelving to chimney breast recesses, window to side aspect, parquet flooring, coving to ceiling. Door through to:

#### **Kitchen/Dining Room**

15' 0" x 10' 3" (4.57m x 3.12m)

Fittings comprise one and a half bowl ceramic single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splashbacks. Range cooker space, built-in slimline dishwasher and fridge, tiled floor, radiator, window to side aspect. Part glazed door to rear aspect through to:

#### **Rear Lobby**

6' 0" x 7' 0" (1.83m x 2.13m)

Of brick and uPVC construction. Window to side and rear aspects, further door to side aspect, tiled splashbacks, space for tumble dryer, freezer space. Door through to:

#### **Downstairs WC/Utility Area**

6' 5" x 5' 6" (1.96m x 1.68m)

Comprising low-flush W.C., pedestal wash hand basin, plumbing for washing machine, work surface with cupboard under, extractor fan, chrome towel rail, tiled floor. Stairs rising to:

#### **First Floor Landing**

Window to rear aspect, loft access. Doors through to:

#### **Bedroom One**

11' 0" x 12' 9" (3.35m x 3.89m)

Window to front and side aspects, radiator, coving to ceiling.



#### **Bedroom Two**

10' 5" x 11' 0" (3.18m x 3.35m)

Window to front aspect, radiator, fitted wardrobes, coving to ceiling.

#### **Bedroom Three**

9' 8" x 7' 6" (2.95m x 2.29m)

Window to rear aspect, radiator, coving to ceiling.

#### **Bathroom**

Three-piece suite comprising low-flush W.C., pedestal wash hand basin, panelled bath with shower over, uPVC window to rear aspect, loft access, towel rail.

#### **Outside**

Front - Mainly lawn with borders stocked with flowers and shrubs enclosed by dwarf walling, concrete driveway providing off-road parking for two cars, to:

Single detached garage - Measuring 19' 7" x 8' 9" (5.97m x 2.67m)

Up and over door, with power and light connected, window to rear and side aspects with also courtesy door from the garden.

Rear - Comprising concrete paved patio with gated side pedestrian access, outside water tap, steps up to main lawn with borders stocked with bushes and shrubs, courtesy door through to garage. Further circular patio and further lawn with borders with shrubs and bushes, enclosed by wooden panel fencing.

#### **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 B (£1,744 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.**

