



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.

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.

## Victoria Road Finedon NN9 5JD

### Freehold Price £330,000

**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





**Situated in a cul de sac off Orchard Road is this much improved extended mature four bedrooed detached property offered in excellent condition throughout featuring approx. 1600 square feet of accommodation including four reception rooms and a 58ft landscaped garden. Further benefits include uPVC double glazing, gas radiator central heating, refitted kitchen, refitted four-piece bathroom suite and built-in wardrobes to three bedrooms. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room, utility room, downstairs shower room, study, playroom, gym, separate W.C., first floor landing, four bedrooms, bathroom, front and rear gardens.**

Enter via front door to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, cloak cupboard, door to:

**Lounge/Dining Room**

27' 6" into bay x 15' 6" narrowing to 11' (8.38m x 4.72m)

**Lounge Area**

Laminate flooring, radiator, telephone point, spotlights to ceiling.

**Dining Area**

Bay window to front aspect, radiator, laminate flooring, spotlights to ceiling, gas fire with feature stone effect surround, double doors to:

**Kitchen/Breakfast Room**

'L' shaped 16' 2" max. x 12' 4" max. (4.93m x 3.76m)(This measurement includes the area provided by the kitchen units) Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built in extractor, pullout larder, space for dishwasher, pan drawers, range gas cooker space, tiled flooring, window to side and rear aspects, radiator, spotlights to ceiling, door to rear aspect, door to:

**Utility Room**

8' 3" x 5' 0" (2.51m x 1.52m)(This measurement includes the area provided by the kitchen units) Refitted to comprise sink unit, work surface, tiled splash backs, plumbing for washing machine, space for tumble dryer, fridge/freezer space, tiled flooring, door to:

**Downstairs Shower Room**

Refitted to comprise low flush W.C., shower cubicle, radiator, tiled flooring, window to side aspect.

**Study**

10' 9" x 7' 8" (3.28m x 2.34m)

Window to front aspect, laminate flooring, radiator, door to:

**Play Room**

17' 2" max. x 7' 8" (5.23m x 2.34m)

Borrowed light from front aspect, radiator, storage cupboard, door to:

**Inner Hallway**

Laminate flooring, doors to:

**Separate W.C.**

Refitted to comprise low flush W.C., circular wash hand basin, tiled splash backs, laminate flooring, radiator, extractor.

**Gym**

15' 1" x 7' 9" (4.6m x 2.36m)

Window to rear aspect, French door to side aspect, radiator, laminate flooring.

**First Floor Landing**

Loft access, radiator, doors to:

**Bedroom One**

12' 3" max. x 10' 9" (3.73m x 3.28m)

Window to front aspect, walk in wardrobe, radiator, further built in cupboard, spotlights to ceiling.

**Bedroom Two**

13' 1" max. x 8' 3" (3.99m x 2.51m)

Window to rear aspect, radiator, spotlights to ceiling, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems.

**Bedroom Three**

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

Window to front aspect, fitted wardrobe, radiator.

**Bedroom Four**

9' 8" x 8' 0" (2.95m x 2.44m)

Window to rear aspect, fitted wardrobe, radiator.

**Bathroom**

9' 8" x 7' 9" (2.95m x 2.36m)

Refitted to comprise low flush W.C., vanity sink with cupboard under, panelled bath with shower attachment, oversized shower cubicle, tiled flooring, fully tiled splash backs, spotlights to ceiling, chrome towel rail, cupboard housing water cylinder, window to rear aspect.

**Outside**

Front - Block paved and enclosed by low brick walling (dropped kerb).

Rear - Of low maintenance design comprising, paved patio, outside tap and power, artificial lawn, slate border, further patio with pergola, water feature, various bushes, wooden shed, enclosed by wooden panelled fencing. Garden measures approx. 58ft.

**Material Information**

The property Tenure is Freehold.

**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 C (£1,993 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.

**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.**

