



Total area: approx. 105.4 sq. metres (1134.5 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.

## Milner Road, Finedon, NN9 5LW

### Freehold 'Offers in excess of' £265,000

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.

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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





**Constructed in 2020 by Seagrave Developments and boasting nearly 1,200 square feet of living space over three floors is this immaculately presented deceptively spacious three bedroomed townhouse within the popular village of Finedon. Benefits include contemporary kitchen with quartz worktops and range of integrated appliances, karndeian flooring in the kitchen and bathrooms, oak interior doors, gas radiator central heating, uPVC double glazing and offers three double bedrooms, an alarm system and off road parking for two cars. The accommodation briefly comprises entrance hall, kitchen, cloakroom, lounge, first-floor landing, two bedrooms, family bathroom, second floor landing, master bedroom, shower room, rear garden and off-road parking for two cars.**

Enter via part glazed front door to:

#### **Entrance Hall**

Stairs rising to first floor landing, radiator, under stairs storage cupboard, spotlights to ceiling, coving to ceiling, doors to:

#### **Kitchen**

12' 3" x 7' 6" (3.73m x 2.29m)

Fitted to comprise inset stainless steel sink unit with cupboard under, a range of eye and base level units providing quartz work surfaces, built in oven, fridge freezer, slimline dishwasher, washing machine, gas hob, extractor, storage cupboard housing gas boiler serving domestic hot water and central heating systems, karndeian flooring, radiator, spotlights to ceiling, coving to ceiling, window to front aspect.

#### **Cloakroom**

Comprising low flush W.C., pedestal wash hand basin with tile splash back, karndeian flooring, extractor, heated towel rail, coving to ceiling, spotlights to ceiling.

#### **Lounge**

13' 5" x 11' 7" (4.09m x 3.53m)

French doors and two windows to rear aspect, coving to ceiling, spotlights to ceiling, radiator tv and internet points.

#### **First Floor Landing**

Stairs rising to second floor landing, coving to ceiling, spotlights to ceiling, doors to:

#### **Bedroom Two**

13' 4" x 11' 7" (4.06m x 3.53m)

Built in triple wardrobe with sliding doors, window to rear aspect, coving to ceiling, spotlights to ceiling, radiator.

#### **Bathroom**

7' 9" x 6' 1" (2.36m x 1.85m)

Comprising low flush W.C., pedestal wash hand basin with tile splash back, LED mirror with shaver socket, paneled bath with shower over, tiled walls, karndeian flooring, heated towel rail, coving to ceiling, spotlights to ceiling, extractor.



#### **Bedroom Three**

11' 7" x 9' 8" (3.53m x 2.95m)

Window to front aspect, radiator, coving to ceiling, spotlights to ceiling.

#### **Second Floor Landing**

Coving to ceiling, spotlights to ceiling, doors to:

#### **Master Bedroom**

11' 7" x 11' 6" (3.53m x 3.51m)

Window to front aspect, radiator, spotlights to ceiling.

#### **Ensuite Shower Room**

11' 7" x 7' 7" (3.53m x 2.31m)

Fitted to comprise low flush W.C., vanity sink with cupboard under and tiled splash back, LED mirror with shaver socket, walk-in corner shower, tiled walls, velux window to rear aspect, karndeian flooring, radiator, extractor.

#### **Outside**

Front - Paved walkway, with small gravel patch, off road parking for 2 cars.

Rear - Paved patio, mainly lawn, outside tap and power, small shed layed on gravel base, enclosed by wooden panelled fencing.

#### **Energy Performance Rating**

This property has an energy rating of B. 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. 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 client's 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.**