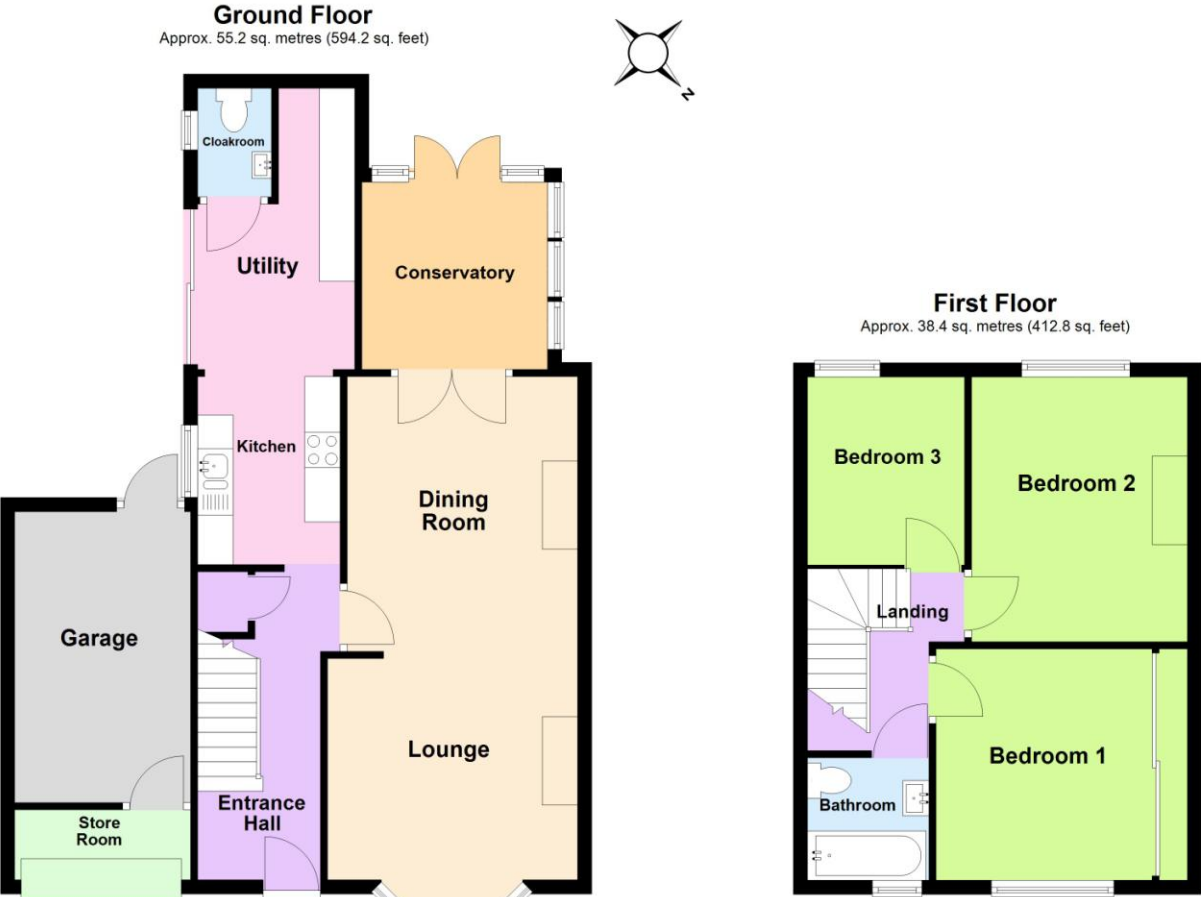


Burton Road, Finedon

richard james

www.richardjames.net



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.

Burton Road, Finedon NN9 5HX
Freehold Price £260,000

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



Welcome to the market is this immaculately presented mature bay fronted three bedroom semi-detached property with single partially converted garage and off road parking for multiple cars. Further benefits to include open plan lounge/dining room, utility room, downstairs wc and low maintenance rear garden that backs onto fields. The accommodation briefly comprises, entrance hall, lounge/dining room, conservatory, kitchen, utility room, cloakroom, three bedrooms, bathroom, front and rear gardens, single garage, off road parking for four to five cars.

Entry via part-glazed front door to:

Entrance Hall

Stairs rising to first floor landing, Access to storage cupboard, radiator, laminate flooring door to:

Lounge/Dining Room

23' 16" x 19' 11" (7.42m x 6.07m)
Lounge Area - Measuring 11'7 x 10'3 - Bay window to front aspect with window seat, log burner with raised hearth, feature surround, railway sleeper mantle piece, TV and Telephone points, spotlights, laminate flooring. radiator, opening through to:

Dining Area - Measuring 10'8 x 12'9 - Log burner space with raised hearth, feature surround, railway sleeper mantle piece, radiator, spotlights, laminate flooring, internal oak doors to:

Conservatory

8' 8" x 8' 8" (2.64m x 2.64m)
Of brick and uPVC construction, glazed doors to rear aspect with side screens, windows to side aspect, radiator, laminate flooring.

Kitchen

8' 8" x 6' 7" (2.64m x 2.01m)
Fitted to comprise ceramic one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built-in stainless steel single oven, induction hob, extractor fan, tiled splash backs, window to side aspect, laminate flooring, spotlights to ceiling, opening to:

Utility Room

13' 11" x 7' 8" (4.24m x 2.34m)
Fitted to comprise base level units with work surfaces and tiled splash backs, plumbing for washing machine, fridge/freezer space, plumbing for dishwasher, tumble dryer space spotlights to ceiling, laminate flooring, door to:

Cloakroom

Re-fitted to comprise low flush W.C, wall mounted hand wash basin, tiled splash backs, spotlights to ceiling, window to side aspect, laminate flooring.

First Floor Landing

Window to side aspect, spotlights, doors to:

Master Bedroom

11' 8" x 10' 8" (3.56m x 3.25m)
Window to front aspect, built-in wardrobes with sliding doors, air-conditioning unit, radiator, spotlights, laminate flooring.

Bedroom Two

12' 4" x 9' 9" (3.76m x 2.97m)
Window to rear aspect, two built-in storage cupboards, access to loft space, radiator, internet point, laminate flooring.

Bedroom Three

9' 0" x 8' 1" (2.74m x 2.46m)
Window to rear aspect, wall mounted combination gas boiler serving domestic hot water and central heating systems, radiator, spotlights, laminate flooring.

Bathroom

Re-fitted to comprise low flush WC, wall mounted hand wash basin, panelled bath with shower attachment, tiled splash backs. heated towel rail, window to front aspect, tiled flooring.

Outside

Front - Blocked paved off road parking for four to five vehicles, raised flower bed stocked shrubs and bushes, enclosed by wooden panel fencing, access to:

Garage - Measuring 16'9 x 8'2, partially converted at the rear to comprise work surfaces, power and light connected, store at the front, up and over garage door (currently doesn't work)

Rear - Paved patio area, decking, artificial lawn, raised border stocked with decorative stones and scrubs, further patio area with hot tub included, outside tap, outside light, rear access to the garage, enclosed by wooden panel fencing.

Material Information

The tenure of this property is freehold.

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 B (£1,859 per annum. Charges for 2025/2026).

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

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.

