



2 Victoria Road
Finedon, NN9 5JD



Simpson & Partners

Simpson and Partners are delighted to present this extended four bedroom detached property, offered in fantastic condition throughout, and providing approximately 1600 square foot of accommodation.

The ground floor comprises of entrance hall, large living room/ dining room, refitted kitchen/ breakfast room, utility room, shower room, separate w/c, gym, playroom and office. To the first floor, there are four spacious bedrooms, three of which offer built in wardrobes, and a refitted bathroom. Externally is a large landscaped garden, with a patio area.

A viewing is highly recommended!!

Offers In Excess Of £340,000



4



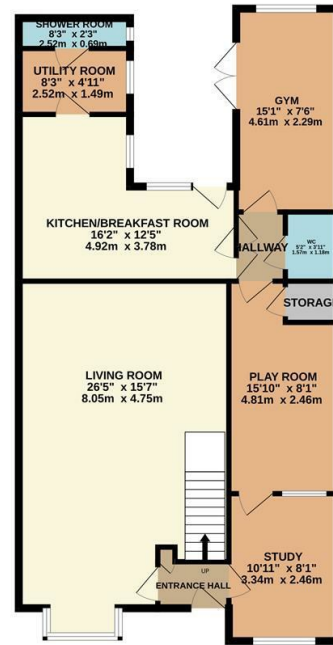
2



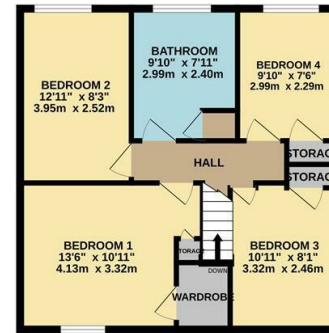
4



GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1539 sq.ft. (143.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
Made with Metreapp (2022)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	57	78
	EU Directive 2002/91/EC	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN