



1. Dolben Square  
Finedon, NN9 5LY



Simpson & Partners

Situated in the heart of Finedon is this individual period property, boasting spacious and flexible accommodation and offered to the market with NO ONWARD CHAIN.

Upon entering the property you will be greeted by an entrance hall and will further find a large living room, kitchen with exposed stone, large separate dining room, and another reception room with spiral staircase to the master bedroom. From the kitchen you will find another staircase that leads you to an impressive sized cellar offering storage, office space, w/c and another entertaining living space with door to garden. To the first floor are two bathrooms, storage and four bedrooms, three being large doubles and the fourth being a good sized single.

Externally, the property has a low maintenance garden, double garage/ workshop and off road parking.

Call us today for a viewing on this impressive home!

Offers In The Region Of £425,000



4



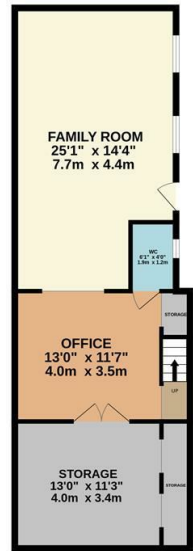
3



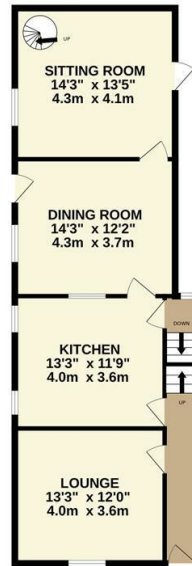
5



BASEMENT  
714 sq.ft. (66.3 sq.m.) approx.



GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 2213 sq.ft. (205.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2024



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:kettering@simpsonandpartners.co.uk)

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

1 Silver Street, Kettering, Northants, NN16 0BN