

**Mike  
Neville**  
**ESTATE AGENTS**

**37 Millers Close, Finedon,  
Northamptonshire, NN9 5DU**

# **37 Millers Close, Finedon, Northamptonshire, NN9 5DU**

**£299,950 Freehold**

This delightful and deceptively spacious semi detached property is situated within a cul-de-sac location towards the end of Millers Close. This extended property provides adaptable accommodation and benefits from off road parking for 2 + vehicles, three reception areas, a bathroom & shower room, and a large, southerly facing rear garden. A property of this size and in this location seldom arises - contact our office today to secure that all important early viewing.

- **Village Location**
- **Countryside Walks on your Doorstep**
- **Three Bedrooms**
- **Snug, large lounge & conservatory**
- **Off Road Parking**
- **Situated in a cul-de-sac location**
- **Large extended property with very adaptable accommodation**
  - **Two Bathrooms**
- **Large Rear Garden with brick built workshop, greenhouse & wooden store**
- **Energy Efficiency Rating - D64**

### Ground Floor

Approx. 99.4 sq. metres (1070.3 sq. feet)



### First Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



Total area: approx. 129.2 sq. metres (1390.8 sq. feet)

## Location

The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

C

## Energy Rating

Energy Efficiency Rating - D64

Certificate number - 0018-1203-5407-0329-1404

## Accommodation

### Ground Floor

#### Hall

#### Snug 8'6" x 11'4" (2.59m x 3.46m)

Maximum measurement.

#### Lounge 13'9" x 10'11" + 12'9" x 9'9" (4.21m x 3.34m + 3.90m x 2.98m)

#### Conservatory 9'0" x 12'3" (2.74m x 3.73m)

#### Kitchen 15'6" x 12'0" (4.72m x 3.65m)

Minimum measurement, plus door recess.

Range of base and wall units.

Built in double oven, electric hob and extractor fan.

Space and plumbing for washing machine and drier.

Further space for two under counter white goods.

#### Bedroom 2 11'11" x 10'11" (3.64m x 3.34m)

Maximum measurement, including range of built in wardrobes.

#### Bedroom 3 8'11" x 9'7" (2.71m x 2.91m)

Maximum measurement, plus range of built in wardrobes.

#### Shower Room / WC

Modern suite comprising corner shower cubicle, vanity wash hand basin and low flush wc.

Airing cupboard housing hot water cylinder.

### First Floor

#### Landing

Access to eaves storage. Wall mounted gas fired Worcester combination boiler with eaves storage.

#### Bedroom 1 12'10" x 13'11" (3.90m x 4.24m)

Maximum measurement including a range of built in wardrobes, plus large entrance recess.

#### En-Suite Bathroom / WC 9'7" x 8'4" (2.92m x 2.53m)

Maximum measurement.

Suite comprising low flush wc, pedestal wash hand basin, bidet and corner bath.

## Outside

### Front

Low maintenance areas, with a small hedgerow and flower border, providing a small amount of greenery to the front.

### Driveway Parking

For two + vehicles.

### Covered Lean-to/Car Port 17'1" x 7'6" (5.22m x 2.31m)

Maximum approximate measurement.

Currently used as a store/workshop with a range of cupboards. There is currently pedestrian access through to the rear garden, but if the cupboards were removed, this could provide vehicular access.

### Rear Garden

Large rear garden comprising a number of different areas, with an initial patio area, lawn and former pond, and a former allotment area to the far end of the garden. Throughout the garden there are an abundance of features trees and hedgerow.

Brick built workshop with inspection pit (with garage door to front). This could be used as a garage if the covered lean-to alongside the property were to be removed or adapted to allow a vehicle through.

Greenhouse.

Wooden store/workshop.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

















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