



22 Whitsundale Close | Finedon | NN9 5NH



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## Offers In The Region Of £194,995

A recently refurbished and appealing two bedroom property in the centre of Finedon close to local amenities. The property benefits from a recently refitted kitchen and bathroom, gas central heating, PVC double glazing and full decoration. The property consists of a porch, sitting room, kitchen/diner, two bedrooms and a bathroom. The outside provides a rear garden and large frontage and also a single garage and parking in a block nearby. Viewing recommended.

- Two well proportioned bedrooms
- Garage and parking space
- Gas radiator central heating system
- Recently refitted kitchen and bathroom
- PVCu double glazing
- No onward chain

PVCu glazed door leading into

### **Porch**

6'1" x 2'10" (1.86 x 0.88)

Of brick and POVC construction, housing the consumer unit, panel door leading into

### **Sitting Room**

13'9" x 11'9" (4.21 x 3.60)

Window to front, radiator, TV point, open stair case leading to first floor, engineered oak flooring, opening into

### **Kitchen/Diner**

13'7" x 8'10" (4.16 x 2.70)

Recently refitted with a range of base and eye level units finished in a pale grey matt with square edged granite effect work surfaces above. Inset single sink and drainer with stainless steel mixer tap above, integrated low level oven, electric hob with extractor above, space and plumbing for washing machine and dishwasher, space for fridge freezer, space for dining table, under cupboard lighting, vertical radiator, engineered oak flooring, window to rear, PVCu door to rear garden.

### **First Floor Landing**

Doors to all first floor rooms.

### **Bedroom One**

13'7" x 8'7" (4.16 x 2.63)

Window to front, radiator, built in cupboard.

### **Bedroom Two**

7'11" x 8'11" (2.43 x 2.73)

Window to rear, radiator, integrated cupboard space, hatch to loft space.

### **Bathroom**

5'1" x 5'11" (1.57 x 1.82)

Refitted with a three piece suite comprising of low level WC, hand wash basin and P-shape bath, shower mixer tap from bath with glazed shower screen. Tiling and boarding to splash areas, extractor, towel warming radiator, window to rear.

### **Rear Garden**

Immediately abutting the rear of the property is a paved patio area, the remainder is laid to lawn with raised bedding to one side, the whole is enclosed with a combination of fencing and also provides pedestrian access to a shared alleyway for neighbouring gardens.

### **Outside**

Situated on a quite pathway with no vehicle access, the property sits behind a large area

of lawn which also contains mature shrubs and planting. A slabbed pathway leads from the front boundary to the front door.

### **Garage**

Nearby the property offers a single garage in a block and off road parking in front for one vehicle.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

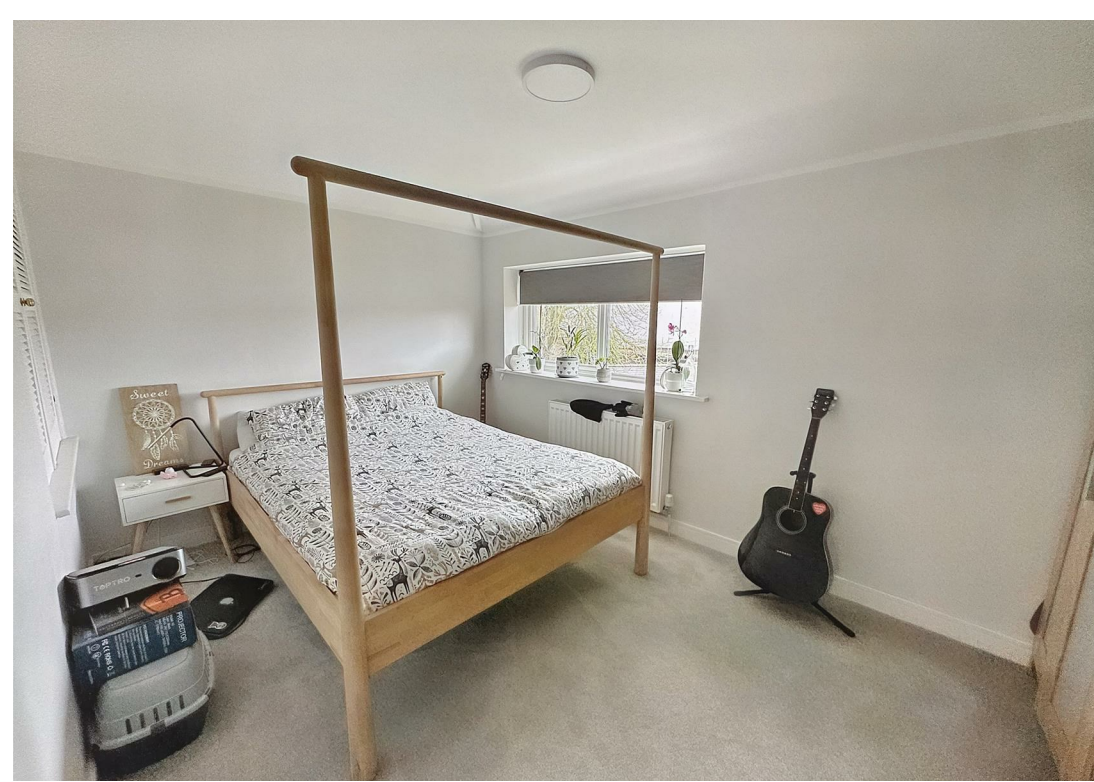
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.







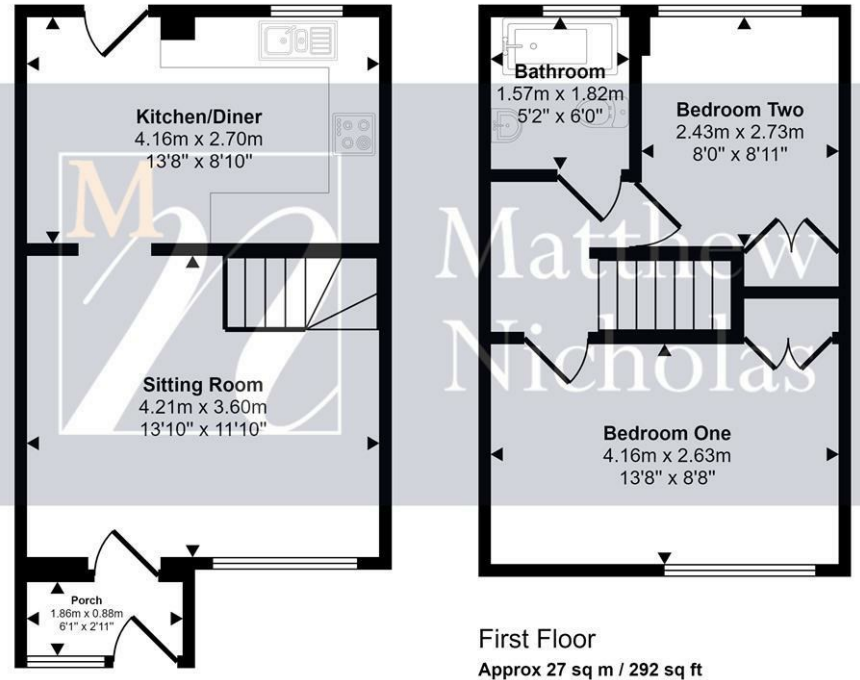




# Further Information



Approx Gross Internal Area  
56 sq m / 608 sq ft



First Floor  
Approx 27 sq m / 292 sq ft

Ground Floor  
Approx 29 sq m / 316 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 635.08 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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