

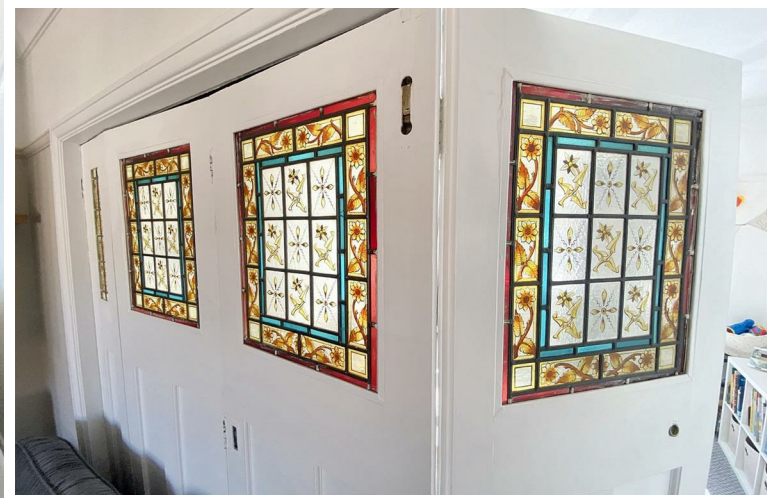


8 William Street | Finedon | NN9 5EU



Matthew  
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## Offers In Excess Of £240,000

A nicely presented three bedroom mature semi-detached house boasting a west facing garden, driveway and a number of character features. The property briefly comprises an entrance hall, large open plan sitting/dining area, further family room, kitchen, utility area and WC. The first floor landing leads to three bedrooms and a white fitted bathroom. The house also offers the original stained glass windows, high waisted panelled internal doors and picture rails. Neutrally decorated throughout, a viewing is recommended.

- Mature bay fronted semi-detached
- Gas fired radiator heating system
- West facing garden
- Period features such as picture rails, panelled doors etc
- PVCu double glazing
- No onward chain

Porch and composite entrance door lading from the front into the

### **Entrance Hall**

Radiator, staircase to first floor with recess below, laminate flooring, picture rail, High waisted doors to most principal areas.

### **Family Room**

12'0" x 12'5" (3.67 x 3.80)

Bay window to front, radiator, picture rail, low level storage cupboards. Period concertina style doors with inset stained glass panels leading to the

### **Sitting Area**

10'4" x 11'10" (3.15 x 3.61)

Tow radiators, picture rail and coving. door to hallway and opening through to the

### **Dining Area**

8'4" x 10'0" (2.56 x 3.05)

Glazed door and panels to the garden, radiator, parquet flooring, glazed atrium above.

### **Kitchen**

7'2" x 8'9" (2.20 x 2.68)

Fitted with a range of base and eye level units with worksurfaces above. Inset stainless steel sink, space for slide in cooker and free standing fridge/freezer. tiled splash areas, window to side, door to the lobby.

### **Lobby**

Door to side, further doors to

### **Utility**

4'5" x 4'10" (1.37 x 1.49)

Space and plumbing for washing machine, window to the rear.

### **Guest WC**

Fitted with a low level WC, window to side.

### **First Floor Landing**

Window to side, picture rail, doors to all principal rooms.

### **Bedroom One**

12'3" x 13'2" (3.75 x 4.02)

Window to front, radiator, picture rail.

### **Bedroom Two**

10'0" x 11'10" (3.05 x 3.62)

Window to rear, radiator, picture rail.

### **Bedroom Three**

7'1" x 6'9" (2.16 x 2.07)

Window to rear, radiator, cupboard.

### **Bathroom**

5'4" x 6'0" (1.63 x 1.84)

Fitted with a three piece suite comprising of a low level WC, wash hand basin and bath with shower above. tiled splash areas, towel warmer, window to front.

### **Outside**

The property stands behind a predominantly block paved frontage with brick walling. parking for one car and access to the main door and via a timber gate to the rear garden.

### **Rear Garden**

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

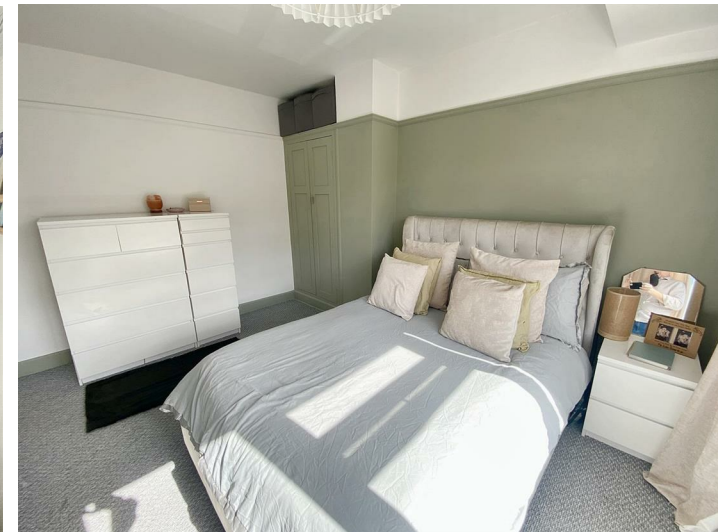
Sewerage: Mains

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  
94 sq m / 1014 sq ft



Ground Floor  
Approx 54 sq m / 584 sq ft

First Floor  
Approx 40 sq m / 431 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: B

Floor Area: 1014.00 sq ft

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>82</b>
	<b>65</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 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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