









welcome to

Berry Green Road, Finedon

This delightful three bedroom detached family home occupying a large plot in the heart of the "old village". Benefits include a conservatory extension, study, large living room, cloakroom/WC and a good size kitchen. The gardens are well established and private.













Entered Via:

Double glazed door to:

Entrance Porch

Glazed door to:

Entrance Hall

Radiator, stairs to first floor landing, under stairs cupboard.

Study

6' 6" x 6' (1.98m x 1.83m)

Double glazed window to front, radiator.

Lounge/Dining Room

23' 6" x 11' 7" (7.16m x 3.53m)

Double glazed windows to front and rear, feature fireplace, two radiators.

Kitchen/Breakfast Room

13' x 10' 4" (3.96m x 3.15m)

Fitted base and wall units with work surface over, fitted mid level oven, hob and extractor, tiled surrounds, space for white goods, radiator, double glazed window to rear, door to:

Utility Area

Double glazed door to garden, "boiler room", door to garage, door to cloakroom/WC.

Cloakroom/W C

Low level WC, wash hand basin, radiator, double glazed window to rear.

Conservatory

18' 4" x 12' 6" max (5.59m x 3.81m max)

Two radiators, tiled floor, double glazed windows to front, side and rear, double glazed doors to garden.

First Floor Landing

Dogleg staircase to first floor landing, double glazed window to side on half landing, loft access.

Bedroom One

13' 6" \times 11' 6" \max ($4.11m \times 3.51m \max$) Double glazed window to rear, radiator, range of built-in wardrobes.

Bedroom Two

12' 6" $\max \times$ 9' 7" ($3.81m \max \times 2.92m$) double glazed window to front, radiator, built-in wardrobes.

Bedroom Three

11' 2" max x 10' 7" (3.40m max x 3.23m) Double glazed window to rear, radiator, built-in wardrobes

Bathroom

WC, wash hand basin set into vanity unit, bath, shower cubicle, tiled walls, radiator, wall mounted electric fan heater, double glazed window to front.

Outside Front Garden

The property sits on a large raised plot with steps up to the front, side and rear gardens. There is a hedge and border at the front.

Side And Rear

To the side of the property is a double width "bloc" paved drive to a single garage. The drive extends to the side and leads to an additional detached garage in the rear garden. There are lawned gardens to side and rear with a high hedge offering excellent privacy.

Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





welcome to

Berry Green Road, Finedon

- An established and spacious three bedroom detached family home
- Located in the heart of the village
- Conservatory extension
- Two garages
- Lovely secluded garden

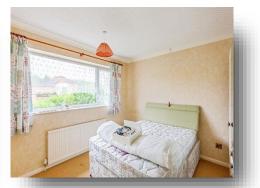
Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in the region of

£350,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR112586



Property Ref: WBR112586 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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