



Dolben Square, Finedon NN9 5LY

welcome to

Dolben Square, Finedon

This understated hidden gem is a three story, four bedroom, semi detached nestled in the heart of the village and offering a wealth of charm, character and ambiance that need to be viewed to be experienced. The combination of period features, modern convenience and versatile accommodation.



Entrance Hall

Part frosted double glazed door to front, exposed wood floor boards, wood panelling to dado height, stairs rising to first floor landing, radiator.

Snug

13' 4" x 12' (4.06m x 3.66m)

Sealed unit double glazed window to front, Victorian style tiled fireplace, built-in chimney recess storage cupboard, exposed brick work, beam to ceiling, exposed floor boards, radiator.

Kitchen

12' 10" x 11' 10" (3.91m x 3.61m)

Two sealed unit double glazed windows. Kitchen comprising one and half bowl single drainer stainless steel sink unit inset to work surface, base storage units, island with built-in range style cooker and storage units, cooker hood, exposed stone and brick walls, beams to ceiling, tiled splash backs.

Dining Room

14' 1" x 12' (4.29m x 3.66m)

Two sealed unit double glazed windows to side, further part frosted double glazed door to side. Exposed wood panelling to one wall, exposed stone, beam to ceiling, wood floor boards, radiator.

Lounge

13' 6" x 14' 3" (4.11m x 4.34m)

Sealed unit double glazed window to side, further part glazed stable door to side. Exposed floorboards, beams to ceiling, wood panelling to dado height, metal spiral staircase to first floor.

First Floor Landing

Sealed unit double glazed window to rear, exposed floor boards, beams to wall, radiator, hatch to loft space, built-in storage cupboard.

Bedroom One

14' 4" x 13' (4.37m x 3.96m)

Sealed unit double glazed window to side, skylight, exposed beams to walls and vaulted ceiling, exposed floor boards, radiator, access door to spiral staircase to lounge.

Bedroom Two

11' 9" x 11' 3" (3.58m x 3.43m)

Sealed unit double glazed window to side, exposed stone work to wall, wood floor boards, radiator, exposed timbers to one wall.

Bedroom Three

12' x 12' 6" (3.66m x 3.81m)

Sealed unit double glazed window to front, exposed beams to one wall, floor boards, feature fireplace, radiator.

Bedroom Four

9' x 6' 5" (2.74m x 1.96m)

Sealed unit double glazed window to front, exposed beams to one wall, radiator.

Shower Room

Built-in shower cubicle, vanity unit with wash hand basin, low level WC, wall mounted heated towel rail, tiled splash backs.

Bathroom

Sealed unit double glazed window to side. Suite comprising Jacuzzi bath, built-in double shower cubicle, vanity unit with wash hand basin, low level WC, built-in storage wardrobe housing boiler, tiled splash backs and floor.

Basement

Door from kitchen, stairs down, sealed unit double glazed window to rear.

Storage Room

12' 2" x 11' 2" (3.71m x 3.40m)

Tiled floor, two walk-in storage areas, exposed beam (restricted height).

Office/Utility Area

Tiled floor, under stairs storage area, plumbing for washing machine.

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Sealed unit frosted double glazed window to side, low level WC, vanity unit with wash hand basin, tiled floor, radiator, tiled splash backs, ceiling lighting.

Games Room

24' 9" x 14' max (7.54m x 4.27m max)

Two sealed unit double glazed window to side and stable door to side. Tiled floor, radiator, ceiling lights, built-in work desk and drawers.

Outside

Courtyard Garden

Enclosed, and split into three areas. Paved patio with step upto paved patio with raised floral borders, cast iron stairs leading to door from lounge, brick steps upto:

Drive

Block paved drive, raised floral borders, timber double gate with parking for two vehicles, additional double garage with light and power connected with up and over door. Steps down to paved patio area with garden shed.



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Dolben Square, Finedon

- Three story character property
- Four generous bedrooms
- Period features
- Exposed stone/brick/wood panelling
- Converted basement and double garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBR113898 - 0004

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