



**Burton Road, Finedon NN9 5HX**

**welcome to**

## **Burton Road, Finedon**

A beautifully presented mature three bedroom semi detached family home backing on to open fields with spacious ground floor accommodation. Boasting generous lounge/diner with wood burner and conservatory, modern kitchen, bathroom, cloakroom, three good size bedrooms, low maintenance rear garden.



## **Storm Porch Entrance Hall**

Part frosted double glazed door to front, stairs to first floor landing, radiator, wood laminate flooring, dado rail, built-in understairs storage cupboard.

## **Cloakroom**

Double glazed window to side, low level WC, vanity unit with wash hand basin, tiled splash backs, wood laminate flooring.

## **Lounge**

Double glazed bay window to front, feature fireplace with wood burner, built-in chimney recess cupboard, wood laminate flooring, ceiling lighting, built-in window seat, radiator

## **Dining Room**

Part glazed door to rear, feature fireplace, wood laminate flooring, ceiling lighting.

## **Kitchen/Utility**

Double glazed patio door to side, further double glazed window to side. Kitchen comprising one and a half single drainer sink unit inset to work surface, base and wall mounted storage units, built-in oven, hob and extractor hood, radiator, ceiling lighting, tiled splash backs.

## **Utility Room**

Base level units, work surface, plumbing for washing machine and dishwasher, wood laminate flooring, tiled splash backs.

## **Conservatory**

Brick and UPVC construction, tiled floor, double glazed French door and windows to rear and side, radiator.

## **First Floor Landing**

Double glazed window to side, ceiling lighting.

## **Bedroom One**

Double glazed window to front, built-in floor to ceiling wardrobes, radiator, air con unit, wood laminate flooring, ceiling lighting.

## **Bedroom Two**

Double glazed window to rear, built-in floor to ceiling wardrobes, radiator, hatch to loft, further built-in storage cupboard.

## **Bedroom Three**

Double glazed window to rear, wood laminate flooring, wall mounted boiler, radiator.

## **Bathroom**

Frosted double glazed window to rear. Suite comprising panelled bath with screen and shower over, low level WC, vanity unit with wash hand basin, tiled splash backs and floor, ceiling lighting.

## **Outside Front Garden**

Enclosed, block paved drive providing parking for four/five cars.

## **Rear Garden**

Enclosed, paved patio areas, raised decked area, artificial lane, gravel borders.

## **Garage**

Double glazed window to rear and door to rear. Built-in bench, door to storage area, ceiling light, radiator.



***view this property online*** [williamhbrown.co.uk/Property/WBR114117](http://williamhbrown.co.uk/Property/WBR114117)



welcome to

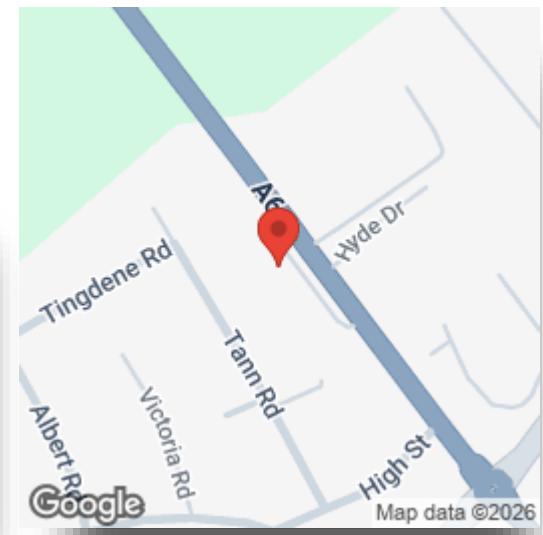
## Burton Road, Finedon

- Mature three bedroom semi detached
- Beautifully presented family home
- Spacious ground floor accommodation
- Backing on to fields
- Low maintenance rear garden with hot tub

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £260,000



view this property online [williamhbrown.co.uk/Property/WBR114117](http://williamhbrown.co.uk/Property/WBR114117)



Property Ref:  
WBR114117 - 0004

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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01933 276622**



[wellingborough@williamhbrown.co.uk](mailto:wellingborough@williamhbrown.co.uk)



5 Sheep Street, WELLINGBOROUGH,  
Northamptonshire, NN8 1BL



[williamhbrown.co.uk](http://williamhbrown.co.uk)