

Total area: approx. 120.9 sq. metres (1301.6 sq. feet)



34 Well Spring Close, Finedon, Northamptonshire, NN9 5ED

£319,995

5 BEDROOMS & 1300 SQUARE FEET OF ACCOMMODATION ON OFFER ! This deceptive and beautiful family home is located in a quiet cul-de-sac in the popular small town of Finedon, close to all local amenities and only a short drive away from "Rushden Lakes". Since being constructed in 2017 as a 3 bedroom semi-detached home, it has been vastly improved by the owners and now boasts a brilliant loft conversion which has created 2 further bedrooms. It offers a great opportunity for any growing family who are needing 5 bedrooms or any prospective buyers who need some dedicated working from home spaces. Further benefits include: Made to measure window shutters throughout the home, smart and fully integrated kitchen including a fitted tumble drier, en-suite to master bedroom, ground floor WC, fully fitted "Sharps" wardrobes in the second bedroom, stylish modern bathroom, UPVC double glazing, gas radiator central heating with modern combi-boiler, quality floor coverings and interior decor throughout. To the front there is a driveway which provides off road parking for 2 vehicles. To the rear is a lovely enclosed family garden which is mainly laid to lawn with a patio area and a wide side access leading to the front which is gated and provides good bin storage.

The owners really have created a unique and wonderful home which must be viewed to appreciate the space and everything else it has to offer

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Kitchen/Diner  
18'9 x 8'6

Lounge  
15'9 x 12'1

Ground Floor WC  
7'4 x 3'2

First Floor Landing

Master Bedroom  
15'5 x 8'5

En-Suite Shower Room  
8'6 x 3'2

Bedroom 2  
12'1 x 8'5 max into wardrobes

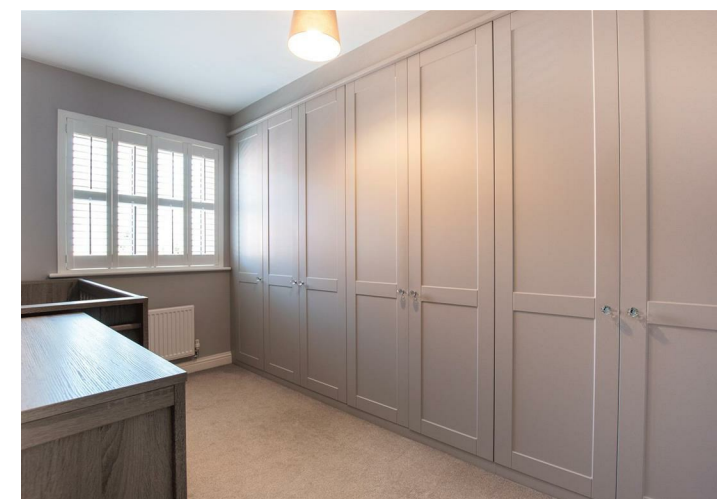
Bedroom 3  
12'2 x 7'

Bathroom  
7'2 x 7'

Second Floor Landing

Bedroom 4  
15'8 max narrowing to 9'1 x 11' max narrowing to 7

Bedroom 5  
12'5 x 8'6



Tenure: Freehold  
Council Tax Band: C

Viewing strictly by  
appointment with  
Hawksbys on 01933  
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.**  
Life Assurance usually required.

**AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW ITS EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.**

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!