



Total area: approx. 126.3 sq. metres (1359.6 sq. feet)



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2, Dolben Square, Finedon, NN9 5LY

£315,000

FULL OF CHARACTER, HISTORY & CHARM! This wonderful stone & brick cottage has been beautifully restored and boasts a whopping 1359 square feet of accommodation which is set over 4 floors (including the loft room). The cottage is steeped with history with its original use being a former bakery and the original flower chute which is now covered with a charming back grate and makes a fabulous feature. Some of the other charming original features include : Stripped and stained floor boards, original pine panelled doors and cupboards, beamed ceilings and walls and exposed stone work internally. Further benefits include: A bespoke reclaimed pine fitted kitchen which measures over 23ft in length, gas radiator central heating, luxury refitted bathroom, 2 double bedrooms and a good sized enclosed family garden which is Westerly facing. The accommodation on offer is as follows: Spacious 24' lounge/sitting room, stairs down to the 23' kitchen/dining room, utility area and the downstairs WC. On the first floor there are two double bedrooms, bathroom and on the landing is a smart spiral stair case which leads to a large loft room offering many uses. To the front of the property there is on street parking right and gated side access leading to the rear garden. As mentioned previous the rear garden is Westerly facing and is very low maintenance with artificial grass and a decked area which is sheltered and ideal for summer barbecues. Only from standing in the rear garden and looking up at the cottage can you understand and appreciate how deceptive it looks from the front.

This beautiful period home must be viewed to appreciate its beauty and vast accommodation.

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EPC Rating: E



Entrance Hall
 Spacious Lounge
 24'1 x 16'1 max narrowing to 12'8
 Stairs To Kitchen/Diner

Kitchen/Diner
 23'7 x 10'10

Utility
 4'1 x 3'1

WC
 5'4 x 3'1

First Floor Landing



Bedroom 1
 11'6 x 9'1

Bedroom 2
 11'6 x 9'1

Bathroom
 8'6 x 6'1

Loft Room
 15'6 x 13'3



Tenure: Freehold
 Council Tax Band: B

Viewing strictly by
 appointment with
 Hawksbys on 01933
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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!

