



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Victoria Road Finedon NN9 5JD
Freehold Price £499,000

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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We are very proud to offer this deceptively spacious extended three double bed roomed detached property situated at the end of a no through road with a plot approaching 0.2 acres this property has been very well cared for over many years by the current owners offering beautifully presented gardens and ample off road parking for many cars. Further benefits include gas radiator central heating, uPVC double glazing, a five piece bathroom suite, refitted ground floor shower room and offers three reception rooms, an oversized double garage measuring 22ft x 20ft, a 23ft workshop and a rear garden measuring 102ft max. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room, utility room, snug, down stairs shower room, three bedrooms, bathroom, front and rear gardens, double garage and a driveway.

Enter via part glazed front door, to:

Entrance Hall

Stairs rising to first floor landing, double radiator, window to front aspect, laminate flooring, doors to:

Lounge

24' 3" max. into bay x 12' 0" max. (7.39m x 3.66m)

Bay window to front aspect, further windows to side and rear aspects, two radiators, imposing inglenook fireplace with solid fuel burner and raised hearth, T.V. point, beams to ceiling.

Dining Room

'L' shaped 13' 4" max. into fireplace narrowing to 11' x 13' 2" (4.06m x 4.01m)

Window to front aspect, double radiator, laminate flooring, beams to ceiling, ornamental fireplace with cast iron surround, raised hearth and beam over, further window to side aspect, door to:

Kitchen/Breakfast Room

18' 4" max. x 15' 11" (5.59m x 4.85m)(This measurement includes area occupied by kitchen units)

Fitted to comprise one and a half bowl stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, five ring gas range space with extractor hood over, fridge/freezer space, built-in dishwasher, USB charge points, T.V. point, tiled flooring, window to side aspect with spotlights over, further window to opposite side aspect, French door to rear aspect, beams to ceiling, under cupboard lighting, radiator, spotlights to ceiling, door to:

Utility Room

8' 7" x 6' 9" (2.62m x 2.06m)(This measurement includes area occupied by kitchen units)

Fitted to comprise Belfast style sink, base level units providing work surfaces, wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine with stacking tumble dryer space above, spotlights to ceiling, tiled flooring, radiator, part glazed door to side aspect, skylight to ceiling, door to:



Snug

10' 8" x 10' 3" (3.25m x 3.12m)

Bi-fold door to side aspect, tiled flooring, two storage cupboards, two skylights to ceiling, contemporary radiator, door to:

Downstairs Shower Room

12' 6" x 4' 9" (3.81m x 1.45m)

Refitted to comprise low flush W.C., vanity sink with cupboard under, walk-in shower cubicle, chrome shower, tiled splash backs, chrome towel rail, skylight to ceiling with spotlights, window to rear aspect, extractor, infrared sauna and steamer included.

First Floor Landing

Doors to:

Bedroom One

13' 3" x 12' 2" (4.04m x 3.71m)

Window to front and rear aspects, one further window to side aspect, double radiator, a range of fitted wardrobes with drawers and corner shelving, T.V. point.

Bedroom Two

13' 2" x 11' 1" (4.01m x 3.38m)

Window to front and side aspects, double radiator, beams to ceiling.

Bedroom Three

15' 1" x 10' 8" (4.6m x 3.25m)

Window to rear aspect, double radiator, loft access, airing cupboard housing water cylinder with shelving over.

Bathroom

14' 9" max. x 7' 2" (4.5m x 2.18m)

Five piece refitted suite comprising of low flush W.C., vanity sink with cupboard under, bidet, oversized shower cubicle with tiled splash back areas and chrome shower over, roll top bath with feet and mixer tap, radiator with towel rail, picture rails, laminate flooring.



Outside

Front - Garden is mainly gravelled enclosed by low brick walling.

Rear - Gravel driveway with access via remote controlled double metal gates providing off road parking for numerous vehicles leading to:

Oversized Double Detached Garage - Measuring 22' 3" x 19' 1" Two up and over doors, power and light connected.

Rear - Comprises of main lawn with borders stocked with a wide variety of flowers, shrubs and bushes, mature trees, conifer screen, extensive paved patio with gravel to the side, further borders with a wide variety of flowers, shrubs and bushes, ornamental fishpond with waterfall, greenhouse, wooden pergola, further block paved patio with wooden pergola with vine, courtesy door to garage, outside water tap, 23ft Workshop/Shed with power and light connected, fitted workbench. Garden measures 102ft max. in length

Energy Performance Rating

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band E (£2,741 per annum. Charges for 2024/2025).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.



Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

