

# Tainty Close Finedon

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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.

Tainty Close, Finedon NN9 5HT  
Freehold Price £495,000

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 surveyors 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.

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

**Irthlingborough Office** ☐  
28 High Street Irthlingborough  
Northants NN9 5TN  
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**Rushden Office** ☐  
74 High Street Rushden  
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An impressive four/five bedroomed detached residence situated in a small cul de sac development of seven executive properties and located in the historic 'Finedon Village' with Finedon Cricket Club and Pocket Park nearby. The property also boasts a generous sized plot enjoying a private aspect from the rear with ample off road parking and a detached double garage measuring 18ft x 18ft. Further benefits include gas radiator central heating, uPVC double glazing, refitted kitchen with integrated appliances, refitted en suite shower room and offers three reception rooms and a brick/uPVC conservatory overlooking the beautifully presented garden measuring approx. 74ft in width. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, conservatory, study, kitchen/breakfast room, four bedrooms with en suite shower room to master, family bathroom, front and rear gardens, double garage and a driveway.

Entry via part glazed front door with side screen through to:

**Entrance Hall**

Stairs rising to first floor landing, tiled floor, under stairs storage cupboard, radiator, coving to ceiling, doors to:

**Cloakroom**

Comprising low flush W.C, vanity sink with cupboard under, radiator, tiled splash backs, tiled floor, circular window to front aspect, wall mounted mirror with light over.

**Lounge**

18' 0" into bay max x 14' 3" max (5.49m x 4.34m)  
Bay window to front aspect, TV point, brick fire place with raised hearth and wooden mantel, coving to ceiling, two radiators, part glazed double door through to:

**Dining Room**

13' 4" x 9' 3" (4.06m x 2.82m)  
Radiator, coving to ceiling, LVT vinyl flooring, folding glazed doors through to:

**Conservatory**

9' 0" x 10' 0" (2.74m x 3.05m)  
Off brick and uPVC construction, Perspex roof, French door to side aspect, tiled floor, power points.

**Kitchen/Breakfast Room**

22' 1" x 9' 1" (6.73m x 2.77m)  
Refitted to comprise one and a half bowl composite single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, panelling to splash back areas, built in electric oven, four ring gas hob, extractor fan over, built in dishwasher, wine cooler, radiator, tiled floor, breakfast bar, Amercan fridge/freezer space, wine rack, plumbing for washing machine, space for tumble dryer, concealed wall mounted gas boiler serving domestic hot water and central heating systems, door and window to rear aspect spotlights to ceiling.

**Study**

12' 9" x 8' 0" (3.89m x 2.44m)  
Window to front aspect, radiator, coving to ceiling.

**First Floor Landing**

Loft access, cupboard housing water cylinder with shelving over, doors to:

**Bedroom One**

12' 4" x 12' 9" narrowing to 10'0" (3.76m x 3.89m)  
Window to front aspect, radiator, laminate flooring, build in triple wardrobe with sliding doors, coving to ceiling, door through to:

**Ensuite Shower Room**

Refitted to comprise low flush W.C, vanity sink with cupboard under, oversized shower cubicle, tiled splash backs, vinyl flooring, radiator, window to side aspect.

**Bedroom Two**

13' 2" x 9' 3" (4.01m x 2.82m)  
Window to rear aspect, radiator, coving to ceiling.

**Bedroom Three**

9' 4" x 9' 3" narrowing to 7'5" (2.84m x 2.82m)  
Window to rear aspect, radiator, coving to ceiling.

**Bedroom Four**

10' 4" x 7' 5" (3.15m x 2.26m)  
Window to front aspect, coving to ceiling, radiator, built-in wardrobe.

**Bathroom**

Fitted to comprise vanity sink with cupboard under, low flush W.C, panelled bath with shower attachment, tiled splash backs, window to side aspect, radiator, shaver point, wall mounted mirror with light over, laminate flooring.

**Outside**

Front - Well tended mainly lawned front garden with borders stocked with a variety of bushes, shrubs and flowers, block paved double width driveway providing off-road parking for two cars leading to:

Double Detached Garage - Two up and over doors, measures 18ft" x 18'0"ft, power and light connected.

Rear - Gated side pedestrian access, courtesy door through to garage, extensive paved patio with water tap to main lawn with borders stocked with a variety of bushes and shrubs, ornamental fish pond, wooden deck with pergola, wooden summer house, large wooden shed (measuring 13'6" x 7'6" power and light connected), garden is 74ft in width and enjoys a private aspect from the rear and is enclosed by wooden panelled fencing.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band E (£2,874 per annum. Charges for enter year).

**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](http://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.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

