



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.

Eastlands Road Finedon NN9 5DZ
Freehold Price 'Offers in excess of' £325,000

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.

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Situated in a popular cul de sac on the outskirts of Finedon is this established detached property having been significantly extended in the past to provide a larger kitchen, generous sized sun room and larger bedrooms. The property is currently offered with three bedrooms however could easily be changed to offer four bedrooms. Benefits include gas radiator central heating, uPVC double glazing and offers three double bedrooms, off road parking for two cars and a low maintenance patio style garden. The accommodation briefly comprises entrance hall, lounge/dining room, extended kitchen, separate W.C., sun room, three bedrooms, wet room, front and rear gardens, single garage and a driveway.

Entry via part glazed uPVC front door through to:

Entrance Hall

Stairs rising to first floor landing, radiator, glazed door through to:

Lounge/Dining Room

24' 8" max x 11' 9" narrowing to 8'3"(7.52m x 3.58m)

Lounge area - Window to front aspect, radiator, TV point, electric fire with feature surround with marble back plate and raised hearth, coving to ceiling.

Dining Area – Radiator, coving to ceiling, door through to:

Kitchen

22' 5" max x 14' 9" max (6.83m x 4.5m)

'L' shape comprising composite single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, under stairs storage cupboard, part glazed door to side aspect, window to rear aspect, space for dishwasher, plumbing for washing machine, two skylights, built in fridge/freezer. French door with side screens to Sun Room and further door to:

Separate W.C.

Two piece suite finished in white comprising low flush W.C, pedestal hand wash basin, radiator, panelled walls.

Sun Room

14' 8" x 10' 5" (4.47m x 3.18m)

Off brick and uPVC construction, window to rear aspect, radiator, vinyl flooring.

First Floor Landing

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

Bedroom One

15' 1" x 12' 4" (4.6m x 3.76m)

Two windows to front aspect, radiator, wardrobe recess, (please note this bedroom could easily be split into two bedrooms by reinstating a previously removed wall).

Bedroom Two

25' 0" x 7' 3" (7.62m x 2.21m)

Window to front aspect, radiator, jacuzzi bath with tiled splash backs, coving to ceiling. (This room could be potentially split to provide an en suite)

Bedroom Three

9' 0" x 10' 2" (2.74m x 3.1m)

Window to rear aspect, wall mounted gas boiler serving domestic hot water and central heating systems, radiator, wardrobe recess.

Wet Room

Refitted to comprise low flush W.C, pedestal hand wash basin, wall mounted shower and moulded floor, fully tiled, chrome towel rail, window to rear aspect.

Outside

Front - Mainly gravelled, block paved driveway providing off road parking for at least two cars leading to:

Single garage - With up and over door, power and light connected.

Rear - Low maintenance patio style garden mainly gravelled with dwarf retaining wall, enclosed by conifer screen, brick walling and wooden panelled fencing, outside water tap, gated side pedestrian access and courtesy door through to garage.

Material Information

The tenure of this property is freehold.

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 C (£2,090 per annum. Charges for 2025/2026).

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.

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

