

# Wellingborough Road Finedon

richard james

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Wellingborough Road, Finedon NN9 5LG  
Freehold Price £190,000

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**Irthlingborough Office** ☐  
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**Rushden Office** ☐  
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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.



**Offered to the market with no upward chain is this mature bay fronted three bedroomed mid terraced property situated in the popular town of Finedon in close proximity to local shops and amenities with benefits to include gas radiator central heating, uPVC double glazing and offers a 26ft lounge/dining room, three double bedrooms and a well presented mature garden. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, rear lobby, down stairs shower room, landing, three bedrooms, front and rear gardens.**

Entry via glazed front door through to:

Entrance Hall  
Stairs rising to first floor landing, radiator, feature archway, door through to:

**Lounge/Dining Room**

26' 2" x 11' 9" narrowing to 11' 5" (7.98m x 3.58m)  
Lounge area - Bay window to front aspect, radiator, living flame gas fire (not connected) with brick surround and hearth, dado rail, coving to ceiling.

Dining area - Window to rear aspect, radiator, coving to ceiling, wooden panelling, dado rail, door through to:

**Kitchen**

9' 9" x 8' 3" (2.97m x 2.51m)  
Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces with tiled splash backs, under-stairs storage cupboard, tiled floor, two windows to side aspect, gas cooker space, plumbing for washing machine, wall mounted gas boiler serving domestic hot water and central heating systems, coving to ceiling.

**Rear Lobby**

Glazed door to side aspect, radiator, fridge/freezer space, tiled floor and panelled ceiling, further door through to:

**Downstairs Shower Room**

Comprising pedestal hand wash basin, low flush W.C, double shower cubicle with chrome shower, tiled floor, window to side aspect, coving to ceiling, radiator.

**First Floor Landing**

Loft access, coving to ceiling, doors through to:

**Bedroom One**

16' 4" x 11' 5" (4.98m x 3.48m)  
Two windows to front aspect, radiator, cupboard to chimney breast recess, coving to ceiling.

**Bedroom Two**

12' 0" x 11' 1" max (3.66m x 3.38m)  
Window to rear aspect, radiator, coving to ceiling, dado rail.

**Bedroom Three**

13' 3" x 8' 6" (4.04m x 2.59m)  
Window to rear aspect, radiator, double cupboard housing water cylinder with shelving.

**Outside**

Front - Mainly laid with pebbles with ornamental bush, enclosed by low brick walling.

Rear - Comprises of paved patio with outside tap, side gated pedestrian access, wooden shed, main lawn with borders stocked with variety of bushes, flowers and shrubs, enclosed by wooden panelled fencing, bricks store measuring 6'11" x 4'0" with power.

**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 B (£1,829 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](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.**

