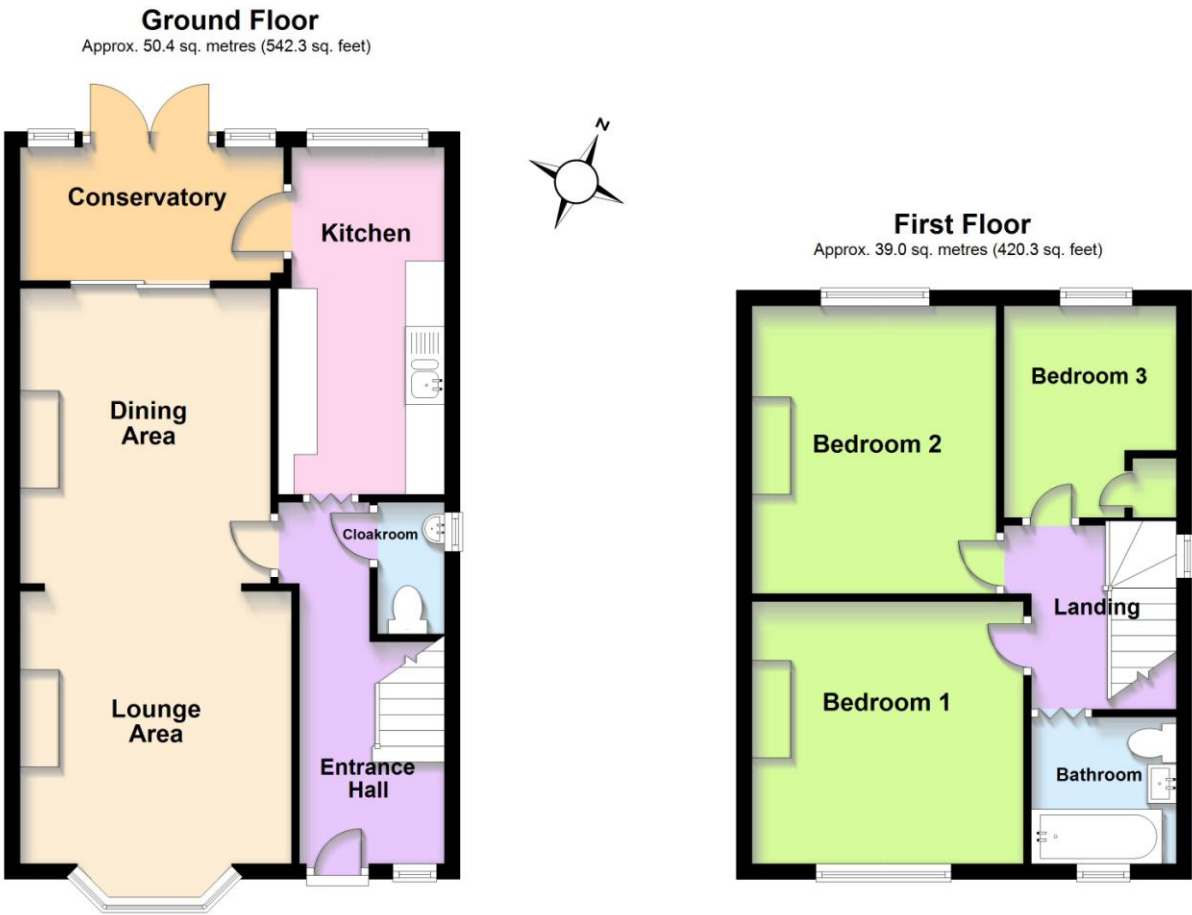


Hawthorne Road Finedon

richard james

www.richardjames.net



Total area: approx. 89.4 sq. metres (962.5 sq. feet)



Hawthorne Road, Finedon NN9 5DR Freehold Price 'Offers in excess of' £250,000

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
01933 651010

Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



A well presented bay fronted three bedroomed semi detached property featuring an extended kitchen and a conservatory to the rear and off road parking for numerous cars leading to an oversized detached garage measuring 21' 8" x 15' 4". Further benefits include gas radiator central heating, uPVC double glazing, refitted kitchen with integrated appliances, refitted bathroom and offers a 25ft lounge/dining room and a rear garden measuring 80ft max. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, conservatory, three bedrooms, bathroom, front and rear gardens, oversized garage and a driveway.

Entry via part-glazed front door through to:

Entrance Hall

Stairs rising to first floor landing, radiator, tiled floor, window to front aspect, under stairs storage area, doors to:

Cloakroom

Comprising wall mounted wash hand basin, low flush W.C, quarry tiled floor, window to side aspect, spotlights to ceiling.

Lounge/Dining Room

25' 1" x 11' 5" narrowing to 10' 7" (7.65m x 3.48m)
Lounge area - Bay window to front aspect, laminate floor, coving to ceiling, brick fire place with tiled hearth and wooden mantle, radiator, archway through to:

Dining Area - Sliding patio doors to rear aspect, laminate flooring, radiator, coving to ceiling, patio door through to:

Conservatory

11' 0" x 4' 4" (3.35m x 1.32m)
Of brick and uPVC construction with perspex roof, tiled floor, radiator, French door and windows to rear aspect to garden.

Kitchen

14' 7" x 6' 9" (4.44m x 2.06m)
Refitted to comprise ceramic one and a half bowl single drainer sink unit with cupboard under, a range of base level units providing work surfaces, integrated fridge/freezer, washing machine, range gas cooker space, tiled floor, windows to side and rear aspect, spotlights to ceiling, door to conservatory.

First Floor Landing

Window to side aspect, doors to:

Bedroom One

11' 5" x 11' 6" (3.48m x 3.51m)
Window to front aspect, radiator, picture rail.

Bedroom Two

12' 3" x 10' 4" (3.73m x 3.15m)
Window to rear aspect, radiator.

Bedroom Three

9' 1" x 7' 4" (2.77m x 2.24m)
Window to rear aspect, radiator, cupboard housing wall mounted Vaillant gas boiler serving domestic hot water and central heating systems.

Bathroom

Refitted to comprise low flush W.C, vanity sink with cupboard under, roll top bath with chrome shower and mixer tap over, window to front aspect, heated towel rail, wall mounted extractor, vinyl flooring.

Outside

Front - Stocked with various bushes and mature tree, blocked paved path and driveway providing off road parking for 2/3 cars leading to double wooden gates, leading to extensive gravelled driveway providing further off-road parking for numerous vehicles, leading to:

Oversized Detached garage - Measuring 21' 8" x 15' 4", power and light connected.

Rear - Garden is mainly laid to lawn with border stocked with a selection of bushes, shrubs and tree, further raised border with further bushes, outside water tap, wooden shed, garden measures approx. 80ft in length max., outside power points, garden is enclosed by wooden panelled fencing.

Material Information

The tenure of this property is freehold.

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 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

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.

