



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 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.

Millers Close, Finedon NN9 5DU
Freehold Price 'Offers in Excess of' £425,000

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



Situated in a no through road on the north eastern outskirts of Finedon is this very well presented Victorian four double bedroomed detached property featuring a beautiful southerly facing 115ft rear garden with outbuildings. Further benefits include uPVC double glazing, gas radiator central heating and offers feature fireplaces, fitted wardrobes to two bedrooms, off road parking and a single garage. The property has approximately 1,539 sq. ft. of accommodation set over two floors which includes an open plan sitting/family room and a kitchen with an adjoining utility room and cloakroom. The accommodation briefly comprises porch, entrance hall, open plan lounge/sitting room, dining room, kitchen, utility room, cloakroom, four bedrooms, bathroom, further shower room, front and rear gardens, outbuildings, single garage and a driveway.

Entry via composite front door through to:

Porch

Window to side aspect, laminate flooring, through to:

Entrance Hall

Stairs rising to first floor landing, coving to ceiling, doors to:

Lounge/Sitting Room

27' 7" max x 13' 6" narrowing to 11' 0" (8.41m x 4.11m)

Sitting Area - Window to front aspect, double radiator, laminate flooring, wood burner with brick surround, raised hearth and wooden mantle over, coving to ceiling.

Lounge Area - Bi-fold doors to rear aspect, radiator, spotlights and coving to ceiling, laminate flooring, radiator.

Dining Room

13' 0" x 11' 0" (3.96m x 3.35m)

Window to front aspect, two radiators, laminate flooring, brick feature fireplace, coving to ceiling, through to:

Kitchen

14' 4" x 10' 6" max into chimney breast recess(4.37m x 3.2m)

Fitted to comprise ceramic Belfast style sink with cupboard under, a range of eye and base level units providing work surfaces and tiled splash backs, five ring gas range master, laminate flooring, integrated fridge, spotlights and coving to ceiling, display cabinets, under cabinet lighting, through to:

Utility Room

9' 6" max x 9' 2" (2.9m x 2.79m)

Fitted to comprise composite one and a half bowl single drainer sink unit with cupboard under, work surfaces, tiled splash backs, window to side aspect, radiator, laminate flooring, plumbing for washing machine, space for dishwasher and tumble dryer, space for American style fridge/freezer, part glazed door to rear aspect, door through to:

Cloakroom

Comprising two piece suite with low flush W.C, pedestal hand wash basin with tiled splash back, radiator, window to side aspect.

First Floor Landing

Coving to ceiling, doors to:

Bedroom One

13' 0" x 10' 9" max into wardrobe (3.96m x 3.28m)

Window to front aspect, built-in wardrobes to chimney breast recesses, further fitted wardrobe with fitted shelving, radiator, character fireplace, stripped floorboards.

Bedroom Two

13' 0" x 10' 8" max into built-in wardrobe(3.96m x 3.25m)

Window to front aspect, radiator, character fireplace, built-in wardrobes to chimney breast recesses.

Bedroom Three

12' 9" x 10' 0" narrowing to 8' 6" (3.89m x 3.05m)

Window to rear aspect, radiator.

Bedroom Four

10' 5" x 9' 0" narrowing to 6' 7"(3.18m x 2.74m) (Currently used as a dressing room)

Window to rear aspect, fitted cupboard, laminate flooring, a range of fitted wardrobes with shelving and hanging space.

Shower Room

Comprising corner shower cubicle with chrome shower, vanity sink with cupboard under, chrome towel rail, laminate flooring, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, with fitted shelving, loft access.

Bathroom

Comprising low flush W.C, pedestal hand wash basin, panelled bath with tiled splash back, radiator, tiled flooring, window to side aspect, extractor to ceiling, fitted shaver point.

Outside

Front - Gravelled, enclosed by low brick walling and metal railings, shared concrete driveway providing access to off-road parking for up to 2 cars, leading to:
Single brick garage with up and over door, power and light connected.

Rear - Garden is landscaped, beautifully presented to comprise of paved patio with water tap, gated side pedestrian access, extensive concrete pathway with gravelled border stocked with various bushes and shrubs, hard standing for hot tub, further concrete paved patio with main lawn with gravelled border, various flowers and bushes, various Palm trees further BBQ area, garden is enclosed by mainly wooden panelled fencing and brick walling, garden measures approx. 115ft in length and enjoys a southerly aspect. Two workshops measuring- 15' 7" x 7' 3" and - 21' 6" x 9' 6" .

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 D (£2,351 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.

