

Millers 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.

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 well presented Victorian four double bedroom detached property featuring a landscaped southerly facing rear garden with off road parking for numerous cars and further single garage to the rear. The property has been extended to the rear by the current owners and now has approximately 1,528 sq. ft. of accommodation set over two floors with features three reception rooms and a conservatory addition overlooking the garden. Further benefits include gas radiator central heating, uPVC double glazing, a modern kitchen and shower room to the first floor. The accommodation briefly comprises entrance hall, lounge, dining room, sitting room, conservatory, kitchen, utility room, cloakroom,, four bedrooms, shower room, front and rear gardens, single

Enter via entrance door to.

Entrance Hall

Quarry tiled floor, stairs to first floor landing, doors to.

Sitting Room

12' 11" x 10' 10" into chimney breast recess (3.94m x 3.3m)

Window to front aspect, exposed brick fireplace with solid fuel burner, radiator, coving to ceiling, inset ceiling lights, exposed and varnished floor boards.

Dining Room

13' 0" x 11' 6" into chimney breast recess (3.96m x 3.51m)

Bay window to front aspect, cupboards fitted into chimney breast recess, gas point, radiator, understairs storage cupboard, wood effect laminate floor, coving to ceiling, double opening glazed doors to.

Lounge

15' 5" x 10' 11" (4.7m x 3.33m)

Window to side aspect, radiator, wood effect laminate floor, coving to ceiling, French doors to conservatory, through to.

Kitchen

13' 8" x 9' 4" (4.17m x 2.84m) (This measurement includes area occupied by the kitchen units)

Comprising white ceramic sink unit, range of base and eye level units, gas range style cooker, space for microwave oven, plumbing for washing machine, space for fridge/freezer, inset ceiling lights, tiled floor, window to rear aspect, through to.

Utility Area

Two obscure glazed windows to side aspect, radiator, plumbing for washing machine, space for tumble dryer and other appliances, glazed door to rear garden, door to.

Cloakroom

White suite comprising low flush W.C., wall mounted wash basin, tiled splash areas, tiled floor, coving to ceiling, obscure glazed window to side aspect.

First Floor Landing

Access to loft space, doors to.

Bedroom One

12' 11" x 10' 11" into chimney breast recess (3.94m x 3.33m)

Window to front aspect, radiator, coving to ceiling.

Bedroom Two

13' 0" x 11' 7" into chimney breast recess (3.96m x 3.53m)

Window to front aspect, radiator, grey grain effect floor, walk in wardrobe/cupboard with window to front aspect.

Bedroom Three

10' 9" x 8' 11" (3.28m x 2.72m)

Window to rear aspect, radiator.

Bedroom Four

13' 9" x 9' 8" max (4.19m x 2.95m)

Window to rear aspect, radiator, cupboard housing gas fired boiler serving central heating and domestic hot water.

Shower Room

White suite comprising tiled shower enclosure, low flush W.C., washbasin with vanity cupboards under, chrome effect towel radiator, electric extractor vent, inset ceiling lights.

Outside

Rear - Measuring approx. 70ft in length from rear of conservatory - Comprising patio, wooden decking with pergola over, main lawn, brick built BBQ, palm trees, hedge, shrubs, further wooden decking to rear with wooden summer house, wooden fence, brick built store, gated access to front.

Front - Fore garden, laid with stones, open canopy porch, shared driveway with a right of way to.

Parking area - Providing space for numerous cars and pre-fabricated garage with metal up and over door, situated to rear of garden with wooden fence, shrubs, tree and hedge.

Conservatory

12' 5" x 8' 6" (3.78m x 2.59m)

Of brick /uPVC construction, French door to garden, laminate flooring, perspex roof.

Material Information

The property Tenure is Freehold.

Energy Performance Rating

This property has an energy rating of E. 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.

