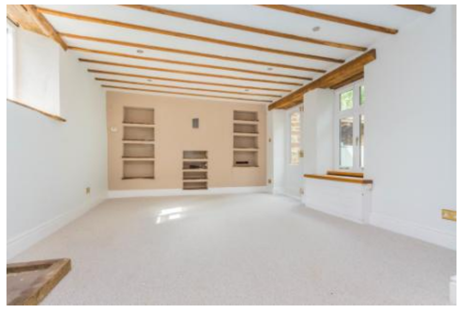
High Street, Finedon

richard james

www.richardjames.net



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

High Street, Finedon NN9 5JN

Freehold Price 'Offers in excess of' £465,000

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

The Property Ombudsman

relocation agent network

Offered with no upward chain is this beautiful Grade II listed five bedroomed end terraced stone and brick cottage situated in Finedon's historic High Street featuring many character features to include exposed beams and stone work, stripped floorboards and internal doors, quarry tiled floors and character fireplaces including an inglenook to the dining room. Further features include a low maintenance block paved enclosed courtyard style garden with associated garden room measuring 17ft x 18ft also with exposed beams and stone work. Further benefits include sealed unit double glazing with window shutters, gas radiator central heating, modern sanitary ware and offers four reception areas, a cellar and five double bedrooms (two with en suites). The accommodation briefly comprises entrance hall, lounge, sitting room, dining room, kitchen, cloakroom, cellar, first floor - Master bedroom with en suite bathroom, two further bedrooms (one with en suite shower room), bathroom, second floor.

Entry via wooden front door through to:

Entrance Hall
Stairs rising to first floor landing, Quarry tiled floor, radiator, beams to ceiling, doors through to:

Sitting Room
12' 8" x 15' 0" (3.86m x 4.57m)
Sealed unit double glazed window to front aspect with shutters and window seating, radiator, exposed beams, solid fuel feature fireplace with wooden mantel and raised hearth, stripped floorboards, steps up to:

Lounge
18' 0" x 12' 7" (5.49m x 3.84m)
Window to side aspect, further French door and window to opposite side aspect, under stairs storage cupboard, feature fireplace with raised hearth, exposed stone walling, spotlights and beams to ceiling, window seating, media wall with display shelving.

Kitchen/Dining Room
24' 5" max x 17' 10" max (7.44m x 5.44m)
Dining Area - Sealed unit double glazed window with shutters and window seating to front aspect, Inglenook fire place with wood burner, exposed stone walling, beams to ceiling, tiled floor, a range of eye and base level units with work surfaces and tiled splash backs, incorporating display cabinets, utility cupboard with housing plumbing for washing machine and work top, wall mounted gas boiler serving domestic hot water and central heating systems, door leading to cellar.

Kitchen Area - Fitted to comprise ceramic Belfast style sink unit with cupboard under, a range of eye and base level units with work surfaces, some tiled splash backs, range cooker space with extractor over, built-in Neff microwave, sealed unit double glazed window to rear aspect, bi-fold door to rear aspect, two skylights, exposed beams, tiled floor, integrated dishwasher, door to:

Cloakroom
Comprising high flush W.C, wall mounted hand wash basin, tiled floor, some tiled splash backs, spotlights to ceiling, sealed unit double glazed window to rear aspect.

Cellar
13' 4" x 12' 4" (4.06m x 3.76m)
Window to front aspect, separate utility area with a range of eye and base level units providing work surfaces, quarry tiled floor.

HALF LANDING
Double glazed window to rear aspect, feature seating with half height wooden panelling, door leading to separate stair case to:

Bedroom One
12' 7" x 12' 1" max (3.84m x 3.68m)
Sealed unit double glazed window to side aspect, radiator, door through to:

Ensuite Bathroom
12' 5" x 7' 2" (3.78m x 2.18m)
Fitted to comprise pedestal hand wash basin, low flush W.C, roll top bath with mixed tap over, shower cubicle with chrome shower, tiled splash backs, tiled floor, heated towel rail/radiator, sealed unit double glazed window to side aspect, further cupboard housing second boiler serving domestic hot water and central heating systems, spotlights to ceiling, loft hatch.

First Floor Landing
Further stairs rising to second floor landing, radiator, half height wooden panelling, doors to:

Bedroom Two
15' 6" x 14' 2" max (4.72m x 4.32m)
Sealed unit double glazed window with shutters to front aspect with feature window seating, radiator, character fireplace, exposed beams to walls and ceiling, door to:

Ensuite Shower Room
Comprising high flush W.C, pedestal hand wash basin, shower cubicle with chrome shower over, tiled splash backs, tiled floor, sealed unit double glazed window to rear aspect, towel rail/radiator.

Bedroom Three
13' 10" x 15' 3" max including wardrobed(4.22m x 4.65m)
Sealed unit double glazed window to front aspect with shutters and window seating, radiator, exposed beams to walling and ceiling, feature fire place with tiled hearth and wooden mantle.

Family Bathroom
Refitted to comprise low flush W.C, vanity sink with cupboard under, storage cupboards, slipper style bath with mixer tap over, radiator, double glazed window to front aspect with shutters, exposed beams to wall and ceiling.

Second Floor Landing
Double glazed window to rear aspect and feature window seating, loft hatch, doors to:

Bedroom Four
15' 2" x 11' 2" (4.62m x 3.4m)
Sealed unit double glazed window to front aspect, radiator, spotlights to ceiling, fitted wardrobes with drawers and shelving.

Bedroom Five
12' 6" x 11' 4" including built-in wardrobes (3.81m x 3.45m)
Sealed unit double glazed windows to front aspect, radiator, spotlights to ceiling, fitted wardrobes with drawers and shelving, through to:

Study Area
7' 7" x 6' 0" (2.31m x 1.83m)
Spotlights to ceiling, exposed beams to side wall.

Outside
Front - Small front garden mainly gravelled stocked with bushes, enclosed with low brick walling.

Rear - Garden is of two tier patio design offering low maintenance with covered bin store and further storage, double gated side access providing pedestrian access, outside power and water tap, original well, enclosed by brick and stone walling and wooden panel fencing, bi-fold doors to:

HOME OFFICE/GAMES ROOM
17' 1" x 18' 7" (5.21m x 5.66m)
Exposed stone walling, two skylights, solid fuel burner with brick fireplace and raised hearth, shelving to chimney breast recesses, tiled floor.

Material Information
The tenure of this property is freehold.

Energy Performance Rating
This property has an energy rating of -. The full Energy Performance Certificate is available upon request.

Council Tax
We understand the council tax is band E (£2,874 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.

www.richardjames.net