



Summerlee Road, Finedon  
**£225,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Extended Three-Double Bedroom Home - Principal Bedroom with Ensuite
- Exceptional Mid Terrace accommodation -arranged over three floors
- Victorian Era-Desirable no through road, cul-de-sac location
- Kitchen Utility and Guest Cloakroom/w.c
- Double Glazing throughout - Updated Gas Fired Boiler. Updated consumer unit

The property is arranged over two floors, with fully double-glazed windows and external doors.

Briefly comprising: - Entrance Hall, lounge, open connecting dining room, and Kitchen with utility room and cloakroom/w.c. In addition, there's a double-glazed sunroom accessed from the kitchen with door to the garden.

Warmth retention is aided via an internal storm porch with inner door to the main entrance hall, with stairs to the first floor and door to an impressive living space, combining lounge and rear facing dining room via open plan connecting



squared archway, with continuation laminate flooring. A door leads to the Kitchen featuring stylish wall and base units. A door leads to a utility room with space and plumbing for washing machine/dryer and further door to cloakroom/w.c.

First Floor

There are two double bedrooms and a 4 Piece luxury family bathroom, to the first floor, and stairs leading to the second floor, from the first-floor landing.

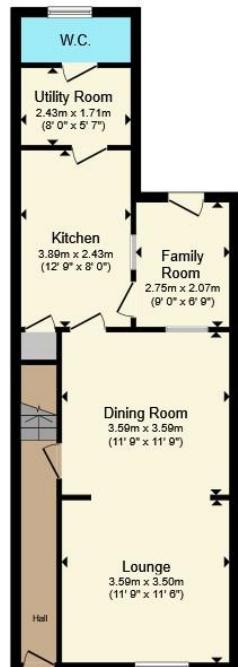
Second Floor

The principal 2nd floor bedroom has roof profile windows and regulation head height, with a part pitched ceiling and direct access to the contemporary en-suite three-piece shower room. The loft conversion was completed prior to the current ownership and has satisfied legal conveyance. We understand the owners have the paperwork, with all the permissions satisfied.



## Outside

The property is situated in a quiet and predominantly Victorian terrace - cul-de-sac, so there is no through traffic. A courtyard front garden has path leading to the main entrance storm porch.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 122.4 m<sup>2</sup> (1,318 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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