



Total area: approx. 117.2 sq. metres (1261.1 sq. feet)



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.

**Well Spring Close Finedon NN9 5ED**  
**Freehold Price 'Offers in excess of' £300,000**

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 surveyor's 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



**Offered with no upward chain and in superb condition throughout is this spacious three storey four bed roomed end terraced townhouse situated in the popular town of Finedon. Benefits include gas radiator central heating, uPVC double glazing, a range of integrated kitchen appliances and offers four good sized bedrooms with en suite shower to bedrooms one and two, low maintenance gardens and allocated off road parking for one car to the rear. The accommodation briefly comprises entrance hall, cloakroom, kitchen/dining room, lounge, first floor landing - three bedrooms with en suite shower room to bedroom two, family bathroom, second floor - master bedroom with en suite, front and rear gardens and allocated off road parking.**

Entry via part glazed composite front door through to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, under stairs storage cupboard, doors to:

**Cloakroom**

Two piece suite comprising pedestal hand wash basin with tiled splash back, low flush W.C, vinyl flooring, radiator, window to front aspect, ceiling mounted extractor.

**Kitchen/Dining Room**

15' 6" x 8' 5" (4.72m x 2.57m)

Fitted to comprise one and a half bowl stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, integrated appliances comprising double oven, four ring gas hob with extractor hood over, dishwasher, fridge/freezer, tiled floor, plumbing and space for washing machine, window to front aspect, spotlights to ceiling, radiator, pan draws.

**Lounge**

15' 4" x 15' 8" (4.67m x 4.78m)

Window and french door to rear aspect, radiator, TV point, telephone point, vinyl flooring.

**First Floor Landing**

Stairs rising to second floor landing, doors to:

**Bedroom Two**

15' 4" x 8' 5" (4.67m x 2.57m)

Window to rear aspect, TV point, telephone point, radiator, fitted double wardrobe with sliding mirror doors, door to:

**Ensuite Shower Room**

Comprising low flush W.C, pedestal hand wash basin, oversized shower cubicle, tiled splash backs, chrome shower, extractor, spotlights to ceiling.

**Bedroom Three**

12' 1" x 8' 5" (3.68m x 2.57m)

Window to front aspect, radiator.



**Bedroom Four**

12' 0" x 7' 0" (3.66m x 2.13m)

Window to rear aspect, radiator.

**Family Bathroom**

Comprising low flush W.C, pedestal hand wash basin, panelled bath with shower attachment, tiled splash backs, radiator, vinyl flooring, window to front aspect, extractor, spotlights to ceiling

**Second Floor Landing**

Storage cupboard housing water cylinder with light, door through to:

**Bedroom One**

19' 1" max x 12' 4" max (5.82m x 3.76m)

Window to front aspect, radiator, TV point, fitted wardrobes with double sliding mirror doors, door through to:

**Ensuite Shower Room**

Comprising low flush W.C, pedestal hand wash basin, oversized shower cubicle with chrome shower, tiled splash backs, shaver point, spotlights and extractor to ceiling, vinyl flooring, radiator.

**Outside**

Front - Of low maintenance design being mainly gravelled with bushes, enclosed by metal railings.

Rear - Concrete paved patio, outside water tap, artificial lawn with border laid with pebbles, raised wooden deck, garden is enclosed by wooden panelled fencing and brick walling, gated side pedestrian access, shared vehicular access to the rear leading to allocated off-road parking for one car.

**Material Information**

The tenure of this property is freehold.

**Energy Performance Rating**

This property has an energy rating of B. 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](http://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.**

