

Total area: approx. 130.3 sq. metres (1402.0 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.

Obelisk Road Finedon NN9 5DW
Freehold Price 'Offers in excess of' £310,000

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
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Offered to the market is this very well presented extended mature four bed roomed end terraced property situated within the popular town of Finedon with benefits to include underfloor heating, uPVC double glazing, modern kitchen, bathroom and ensuite, and offers an 140ft south facing rear garden, and three reception rooms. The accommodation briefly comprises entrance hall, separate reception room, dining room, lounge, cloakroom, kitchen/breakfast room, four bedrooms with ensuite to master, bathroom, front and rear gardens.

Enter via front door through to:

Entrance Hall

Stairs rising to first floor landing, doors to:

Separate Reception Room

12' 7" x 11' 3" (3.84m x 3.43m)

Window to front aspect, oversized glazed door to rear aspect, wall lights, vinyl flooring, radiator.

Dining Room

11' 3" x 12' 9" (3.43m x 3.89m)

Window to front aspect, exposed brickwork fireplace, tv and telephone point, laminate flooring with under floor heating.

Lounge

16' 3" x 11' 8" (4.95m x 3.56m)

French doors to rear aspect, window to side aspect, door to understairs storage cupboard, tv point, wall lights, laminate flooring with underfloor heating, door to:

Rear Lobby

Part glazed door to side aspect, laminate flooring with underfloor heating, doors to:

Cloakroom

Fitted to comprise low flush WC, wall mounted wash hand basin, tiled splash backs, mirrored vanity cabinet, extractor, spotlight, laminate flooring with under floor heating.

Kitchen/Breakfast Room

16' 1" x 10' 1" (4.9m x 3.07m) (This measurement includes area occupied by the kitchen units)

Fitted to comprise ceramic one and a half bowl sink drainer unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, extractor, cooker space, plumbing for washing machine, plumbing for dishwasher, fridge/freezer space, airing cupboard with shelving, housing combination boiler serving domestic hot water and heating systems, laminate flooring with underfloor heating, window to rear aspect, window to side aspect.



First Floor Landing

Loft access, radiator, spotlights, doors to:

Bedroom One

18' 8" narrowing to 10'2 x 10' 0" narrowing to 2'5 (5.69m x 3.05m)

Window to rear aspect, radiator, door to:

Ensuite Shower Room

Fitted to comprise, low flush W.C., vanity sink unit, mirror vanity cabinet, corner shower with chrome shower attachment, tiled walls, extractor, heated towel rail, light tunnel, vinyl flooring.

Bedroom Two

12' 8" x 11' 3" (3.86m x 3.43m)

Window to front aspect, window to rear aspect, radiator, access to storage cupboard.

Bedroom Three

12' 9" x 11' 4" (3.89m x 3.45m)

Window to front aspect, radiator.

Bedroom Four

11' 8" narrowing to 8'2 x 8' 2" narrowing to 2'5 (3.56m x 2.49m)

Window to rear aspect, radiator.

Bathroom

Fitted to comprise, low flush W.C., wall mounted wash hand basin, tiled splash backs, panelled bath with shower attachment, tiled walling, heated towel rail, extractor, light tunnel, vinyl flooring.

Outside

Front - Mainly gravelled, paved pathway, gated side pedestrian access, enclosed by low level brick walling and hedge.

Rear - Large paved patio, outside tap, outside light, outside power point, raised planter stocked with shrubs flowers and bushes, extensive main lawn, border stocked with a wide variety of trees, shrubs, flowers and bushes, pond, raised vegetable patch, shed, gated side pedestrian access, enclosed by wooden panelled fencing and metal railing, garden measures approximately 140ft

in length.

Material Information

The tenure of this property is freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,922 per annum. Charges for 2026/2027).

Agents Note

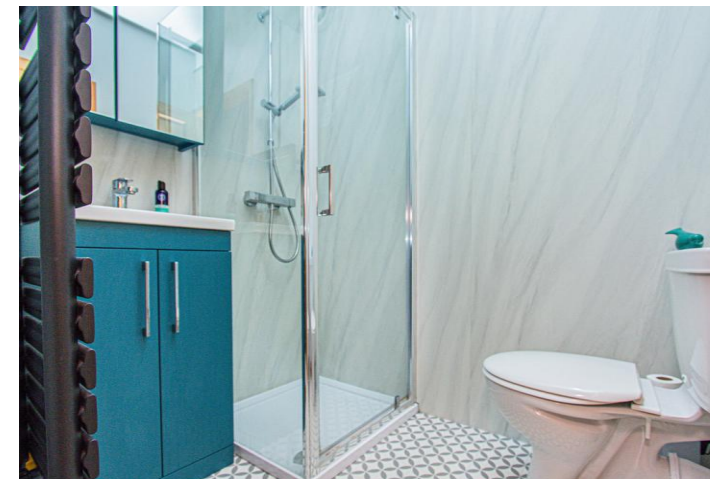
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

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.

