



Total area: approx. 155.5 sq. metres (1673.6 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.

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.

## 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 off Thrapston Road is this individual mature and significantly extended four bedrooed detached property featuring approx. 1673 square feet of accommodation offering versatile living with potential annex (subject to planning), home office and additional craft room. Benefits include gas radiator central heating, double glazing, refitted sanitary ware and offers a 95ft low maintenance rear garden, off road parking for numerous cars and a 35ft tandem garage with inspection pit. The accommodation briefly comprises entrance hall, sitting room, kitchen/breakfast room, utility room, down stairs shower room, rear hallway, lounge, landing, four bedrooms, dressing room, shower room, bathroom, rear garden, tandem garage, home office, workshop and craft room.**

Entry via part-glazed front door with side screens through to:

**Entrance Hall**

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

**Sitting Room**

14' 7" max into bay x 12' 1" into chimney breast recess (4.44m x 3.68m)  
Two windows to front aspect, two windows to side aspect, living flame gas fire with feature tiled surround, raised hearth, built in cupboards with display cabinet to chimney breast recess, picture rail, radiator, telephone point.

**Kitchen/Breakfast Room**

22' 1" x 11' 0" narrowing to 7' 9" (6.73m x 3.35m) (This measurement includes area occupied by the kitchen units)  
Fitted to comprise Belfast style sink, a range of eye and base level units providing work surfaces, Range master six burner oven, Smeg American style fridge/freezer included, space for dishwasher, radiator, tiled flooring, further stable door and window to side aspect, door to:

**Downstairs Shower Room**

Refitted to comprise wall mounted corner hand wash basin, low flush W.C., wall mounted chrome shower with glass screen, tiled flooring, window to side aspect, tiled splash backs, radiator.

**Utility Room**

11' 7" x 9' 2" (3.53m x 2.79m)  
Window to side aspect, skylight to ceiling, work surface with cupboard under, Samsung washing machine & Bosch tumble dryer included, radiator, door through to:

**Inner Hallway**

Doors to:

**Lounge**

18' 1" x 15' 7" narrowing to 12' 5" (5.51m x 4.75m)  
uPVC French door with side screens to rear aspect, further sealed unit double glazed window to rear aspect, radiator, TV point, laminate flooring, under stairs storage cupboard.

**First Floor Landing**

Window to side aspect, loft access, doors to:

**Bedroom Two**

13' 7" into bay x 12' 0" (4.14m x 3.66m)  
Two windows to side aspect, radiator, laminate flooring, picture rails.



**Shower Room**

Refitted to comprise low flush W.C., vanity sink with cupboard under, tiled splash back, corner shower cubicle with body jets, chrome shower, double glazed window to front aspect, radiator, shaver point.

**Bedroom Three**

10' 3" x 11' 0" (3.12m x 3.35m)  
Sealed unit double glazed window to rear aspect, radiator, laminate flooring, picture rail.

**Study/Walk In Wardrobe**

7' 0" x 7' 3" (2.13m x 2.21m)  
Laminate flooring, through to:

**Bedroom Four**

12' 6" x 7' 9" (3.81m x 2.36m)  
Sealed unit double glazed window to side aspect, radiator, laminate flooring, door through to:

**Rear Landing**

Sealed double glazed unit window to side aspect, to:

**Bedroom One**

12' 5" x 12' 0" (3.78m x 3.66m)  
Sealed unit double glazed window to rear aspect, radiator, laminate flooring, range of built-in wardrobes with storage lockers over, bedside tables, further drawer units and cupboards.

**Bathroom**

Comprising low flush W.C., pedestal hand wash basin, bidet, panelled bath with shower attachment, shower cubicle, sealed unit double glazed window to rear aspect, radiator, tiled splash backs, shaver point, loft access.

**Outside**

Front - Concrete driveway to the side drive way is roughly 7' 6" in width max with metal gates through to further off road parking for numerous vehicles, leading to:

Tandem detached garage - measuring 33' 6" in length by 12' 0" with inspection pit, power and light connected, two doors to side and further window and door to rear aspect, stainless steel double sink unit with cupboards under and work surface, through to:

Craft Room - Measures 14' 1" x 12' 4", of brick and wooden construction, two skylights, wall mounted electric heater, laminate flooring, sink with eye and base level units providing work surfaces.

Rear Garden - Gated side pedestrian access, wooden deck with balustrade, further gravelled area with further wooden deck, various plants with mature tree, outside water tap, paved patio, potential vegetable plot. Garden is enclosed by wooden panelled fencing and brick walling, garden is approx 95ft in length.

Further workshop/outbuilding measuring 15' 9" x 19' 5" fitted work benches, two windows and doors to front aspect, wall mounted electric heater, power and light connected, door through to further workshop measures 7' 3" x 7' 1" - fitted work bench, power and light connected, wall mounted electric heater.

Home Office - Measuring 13' 2" x 11' 3" Window to front and side aspect, wall mounted electric heater, power and light connected, electric powered roller door.

Material Information The tenure of this property 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 E (£3,021 per annum. Charges for enter year).

**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.**

