



13 Mulso Road  
Finedon, NN9 5DP



Simpson & Partners

Situated on Mulso Road in Finedon and enjoying open field views to the rear, this delightful two-bedroom property offers a perfect blend of comfort and style. The home features a spacious lounge adorned with a lovely bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere.

The master bedroom is particularly impressive, boasting built in storage units. The second bedroom is well-proportioned, making it ideal for guests, a home office, or a child's room. While an additional standout feature is the separate dressing room.

The kitchen is functional and well-equipped, providing a practical space for culinary endeavours. The property also includes an upstairs bathroom, ensuring convenience for all residents.

Outside, the rear garden is a true highlight, featuring a well-maintained lawn area perfect for relaxation or play, alongside a patio that is ideal for al fresco dining or entertaining guests. The garden is enclosed by a sturdy timber fence, offering privacy and security.

This property is a wonderful opportunity for those seeking a comfortable home in a peaceful setting, with the added benefit of a lovely garden space. Whether you are a first-time buyer or looking to downsize, this charming residence on Mulso Road is sure to impress.

Offers In Excess Of £200,000



2



1

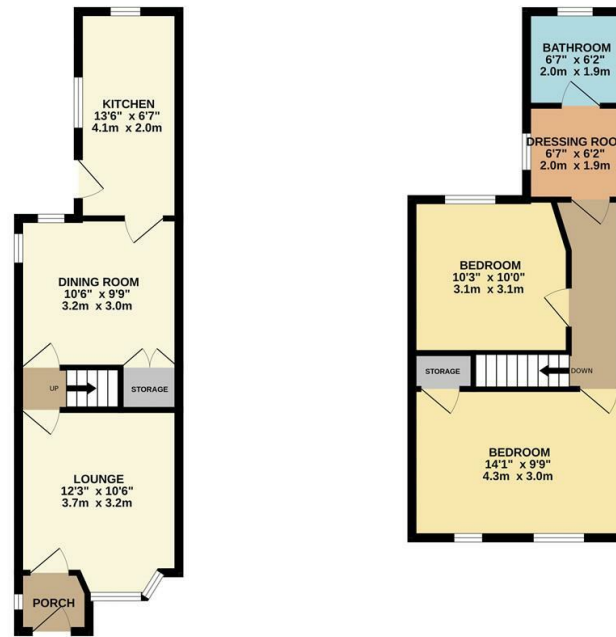


2



GROUND FLOOR


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hozonplan ©2020



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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