



29 Church Street  
Finedon, NN9 5NA



**Simpson & Partners**

Situated in the village of Finedon, this delightful three-bedroom semi-detached property on Church Street offers a perfect blend of comfort and character. Upon entering, you are welcomed by a spacious lounge featuring a bay window that floods the room with natural light, complemented by a brick fireplace that adds a touch of warmth and elegance. The lounge flows seamlessly into the dining room, creating an inviting space for family gatherings and entertaining guests.

The property boasts three reception rooms, providing ample space for relaxation and leisure. A conservatory extends the living area, offering a tranquil spot to enjoy the garden views throughout the seasons. The kitchen is functional and well-equipped, catering to all your culinary needs, while a convenient downstairs WC adds to the practicality of the home.

Upstairs, you will find three comfortable bedrooms, perfect for family living or accommodating guests. The family shower room is thoughtfully designed, providing a modern and refreshing space.

Outside, the rear garden is a true haven, featuring a gravel patio area ideal for alfresco dining and steps leading down to a beautifully maintained garden. Here, you will discover mature trees and shrubs, a serene pond, and a timber fence that ensures privacy and seclusion.

This property is not just a house; it is a home filled with potential, situated in a friendly community with local amenities nearby. Whether you are looking to settle down or invest, this charming residence on Church Street is a wonderful opportunity not to be missed.

£314,950



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Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs 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.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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