



31 Hawthorne Road  
Finedon, NN9 5DR



**Simpson & Partners**

Situated on Hawthorne Road, Finedon, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious lounge, featuring a bay fronted window that floods the room with natural light, complemented by a lovely feature fireplace that adds a touch of warmth and character.

The open-plan design seamlessly connects the lounge to the kitchen and dining area, creating an inviting space ideal for both entertaining and family gatherings. The kitchen is well-appointed with built-in appliances, ensuring convenience for the home chef. Sliding doors lead from the dining area to the rear garden, allowing for easy access and a wonderful flow between indoor and outdoor living.

Upstairs, you will find a well-designed shower room, providing a practical and stylish space for your daily routines. The three bedrooms are generously sized, offering ample space for relaxation and personalisation.

The rear garden is a true highlight, laid to lawn and surrounded by hedges and fencing, providing a private oasis for outdoor enjoyment. A patio area offers the perfect spot for al fresco dining or simply unwinding in the fresh air.

This property is not only a lovely family home but also a fantastic opportunity for those seeking a peaceful yet connected lifestyle in Finedon. With its charming features and modern amenities, this semi-detached house is sure to appeal to a variety of buyers. Don't miss the chance to make this wonderful property your own.

£260,000



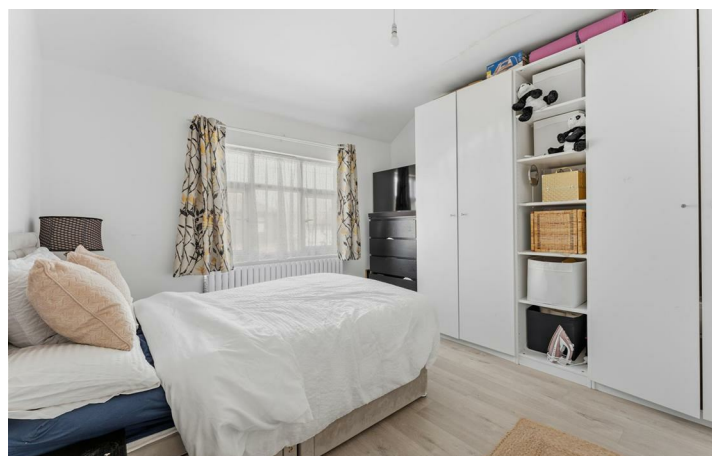
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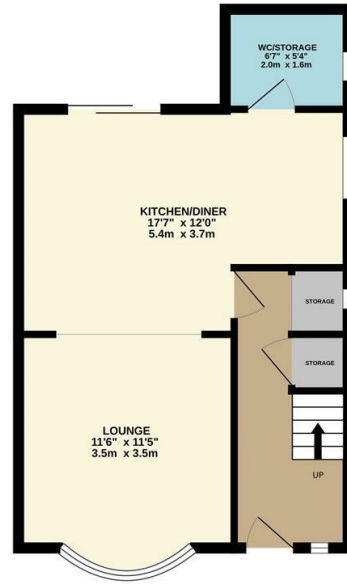
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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