



**£185,000**

12 Furnace Lane Finedon NN9 5NZ



**Carter Williams**  
Estate and Letting Agents



Located on a quiet row of charming Victorian-style properties, this delightful two-bedroom mid-terrace home offers the perfect blend of character, comfort, and modern living. With picturesque views across open farmland and access to scenic dog walks right on your doorstep, it's an ideal setting for those seeking a peaceful lifestyle.

As you step inside, you're welcomed by an entrance hall leading into a sleek, modern kitchen complete with underfloor heating, integrated dishwasher, and generous storage—including open-plan understairs space for a fridge freezer. Off the hallway, the stylish ground-floor shower room is finished to a high standard with a contemporary suite and underfloor heating for added luxury.

The spacious living room at the rear of the property features a cosy log burner and a window overlooking the enclosed rear garden, mostly laid to lawn and bordered by fencing for privacy.

Upstairs, you'll find two well-proportioned double bedrooms, both tastefully decorated and ready to move into.

Presented in good condition throughout, this lovely home is perfect for first-time buyers, downsizers, or anyone seeking countryside charm with modern comforts.

Don't miss out—contact Carter Williams today to arrange your viewing!

EPC Rating: E  
Council Tax Band: A





Living Room 3.94m (12' 11") x 3.71m (12' 2")

Kitchen 3.02m (9' 11") x 2.95m (9' 8")

Bedroom 3.92m (12' 10") x 3.73m (12' 3")

Bedroom 3.00m (9' 10") x 2.98m (9' 9")

Shower Room 1.95m (6' 5") x 1.89m (6' 2")

Entrance Hall

Rear Lobby

Garden





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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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