

Carter Williams
Estate and Letting Agents

CHURCH STREET

FINEDON

Offers in excess of £300,000

FREEHOLD

Carter Williams Estate Agents are pleased to present this deceptively spacious bay-fronted semi-detached family home located on Church Street in the charming village of Finedon, Wellingborough. With over 1200 square feet of living space, this Tardis-like property is perfect for families seeking comfort and convenience.

Situated in the older part of Finedon, the home is within walking distance of local amenities and just three miles from Wellingborough Train station giving the ultimate blend of local charm and big city access, making it an ideal location for everyday living. The property is offered in good decorative order, showcasing a surprisingly expansive floorplan that is both functionable and inviting.

Inside, you will find three generously sized bedrooms, providing ample space for relaxation and rest. The re-fitted shower room is modern and stylish, catering to the needs of a busy family. The home boasts three reception rooms, including a well-proportioned sitting room and dining room, perfect for entertaining guests or enjoying family time. Additionally, there is a utility area with a convenient downstairs W.C. and a delightful sunroom that invites natural light into the home.





• Spacious bay-fronted home • Three large bedrooms • Re-fitted shower room • Three reception rooms • Utility area with W.C

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The large mature rear garden is a standout feature, complete with an apple tree and a variety of plants and shrubs, offering a tranquil outdoor space for gardening or simply unwinding after a long day. This property truly deserves a viewing to fully appreciate the size, space, and numerous attributes it has to offer. Whether you are looking for a family home or a place to create lasting memories, this semi-detached house in Finedon is an opportunity not to be missed.

An immediate viewing is essential to fully appreciate all the attributes this property has to offer.





• Sun room for relaxation • Large mature garden • Located in old Finedon • Walking distance to amenities • Viewing highly recommended

Frontage

Enclosed by brick built wall, garden mainly laid to shingle stones, step upto porch area, access gained via double glazed composite front door into:

Entrance Hall

Stairs to first floor landing, single panelled radiator, wood panelling to half height on one wall, laminate flooring and door to:

Dining Room

10'10 x 10'10
double glazed window to rear elevation with window seat below, single panelled radiator, laminated flooring, open plan to:

Sitting Room

11'9 x 10'11
double glazed bay window to front elevation, single panelled radiator, brick built fire surround with dual fuel burner with a tiled hearth, laminate flooring.

Reception Three

12'8 x 7'2
double glazed window to side elevation, double glazed composite back door, single panelled radiator, half height wood panelling to one wall, tiled flooring, door and step down to:

Kitchen

11'9 x 10'2
double glazed window to side elevation, tiled flooring, six way stainless steel light fitting, double panelled radiator, 1 1/4 stainless steel sink drainer with overhead mixer tap set in a roll top work surface with matching base and eye level units, complementary tiling to splash back areas, space for dish washer, cooker and fridge freezer, fitted stainless steel extractor hood over oven space, door to:

Inner Hall

Tiled flooring, door to boiler cupboard, housing a vaillant boiler that was installed in 2023 door to:

Utility Room/ W.C

10'3 x 5'6
Four way stainless steel light fitting, double glazed obscure window to side elevation, stainless steel circular sink with overhead mixer tap set in a roll top work surface, space under for washing machine and tumble dryer, Low level W.C, double panelled radiator, tiled flooring, double glazed obscure window to rear elevation, double glazed back door to:

Sun Room

Brick and timber construction, windows to three sides, tiled flooring, wooden door to rear garden

First Floor Landing

Access to loft space, half height wood panelling to one wall, fitted carpets and doors to:

Master Bedroom

14'7 x 11'6
Coving to ceiling, double glazed window to front elevation, single panelled radiator, fitted carpets.

Bedroom Two

10'8 x 7'9
Textured ceiling, double glazed window to rear elevation, single panelled radiator, exposed floorboards, door to storage cupboard.

Bedroom Three

11'8 x 10'3
Textured ceiling, double glazed window to rear elevation, single panelled radiator, full height wood panelling to one wall, fitted carpets.

Shower Room

11'4 x 4'1
Four sunken spot lights, two double glazed obscure window to side elevation, fitted with a three piece suite to include low level W.C, pedestal wash hand basin with mixer tap over, double based shower cubical with Bristan shower, full height tiling walls with matching ceramic tiled flooring, single panelled radiator and shaver point

Rear Garden

Large rear garden, shingled area adjacent to sun room door, path leading to gated side access, outside cold water tap, small wooden garden storage shed, steps leading down to lawned area with well stocked borders with variety of plants and shrubberry, mature apple tree in centre of lawn, small pond with rockery surround, wooden shed, two metal storage sheds, enclosed by wooden panelled fence.

















Additional Information

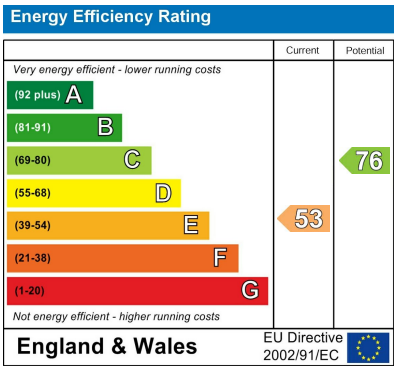
Council Tax	- Band C	**Tenure**	- Freehold
Viewings	- By Appointment Only	**EPC Rating**	- E



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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