



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

## Church Street, Finedon NN9 5NA

### Freehold Price 'Offers in excess of' £400,000

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Offered with no upward chain is this charming Grade II listed stone and brick three bedroomed mid terraced cottage set within the historic 'Old Village' of Finedon with features to include wooden window shutters, sash windows, solid fuel fireplaces and high ceilings. Further benefits include gas radiator central heating, refitted bathroom and offers a off road parking for three cars to the rear with a stone garage and workshop with attic space and a 76ft rear garden enclosed by high stone walling. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, landing, three bedrooms, bathroom, front and rear gardens, store, cellar, garage, workshop and garden store.**

Entry via wooden front door through to:

#### Entrance Hall

Stairs rising to first floor landing, telephone point, radiator, doors to:

#### Lounge

16' 9" x 13' 1" (5.11m x 3.99m)

Wood burner with feature surround and tiled hearth, two sash windows to front aspect with feature window seating, part glazed door to rear aspect, radiator, beam to ceiling.

#### Dining Room

18' 7" max x 11' 2" (5.66m x 3.4m)

Sash windows to front and rear aspect with fitted window shutters, radiator, solid fuel tiled fire place with raised tiled hearth and cupboards on either side with display cabinets.

#### Inner Hallway

Door to:

#### Cloakroom

Refitted to comprise low flush W.C, vanity sink with cupboard under, tiled splash backs.

#### Kitchen

11' 1" x 8' 9" (3.38m x 2.67m)(This measurement includes area occupied by the kitchen units)

Fitted to comprise ceramic double bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, larder unit, five ring gas range with extractor over, two windows and part glazed door to side aspect, Parquet flooring, display cabinets, plate rack, wine rack, radiator.

#### First Floor Landing

Radiator, window to rear aspect, loft access, doors to:

#### Bedroom One

17' 1" x 11' 3" (5.21m x 3.43m)

Window to front aspect, radiator, telephone point.

#### Bedroom Two

13' 4" x 9' 7" (4.06m x 2.92m)

Window to front aspect, radiator.

#### Bedroom Three

11' 2" x 9' 2" (3.4m x 2.79m)

Window to side aspect, radiator, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems with fitted shelving.

#### Bathroom

Refitted to comprise low flush W.C, panelled bath with chrome shower over, tiled splash backs, double bowl vanity unit with cupboards under and quartz worktop, further tiled splash backs, radiator with heated towel rail, dado rail, window to front aspect, picture rail.

#### Outside

Front - Garden is mainly lawned with gravel border stocked with a variety of bushes and shrubs.

Rear - Steps down to cellar with entrance door, measuring overall 14' 5" x 14' 0" and 6' 1" max in height.

Garden comprises paved patio with steps up to further patio, stone garden store measuring 9' 0" x 6' 4" with power and light connected, outside water tap, wooden gazebo with further paved patio, main lawn with borders stocked with variety of bushes and mature pear tree, garden measures approx. 76ft in length, enclosed by high stone walling and wooden panelled fencing, through to gravelled driveway providing off road parking for approx three cars leading to:

Stone Garage - Measuring 14' 6" x 14' 7", window to side aspect, power and light connected with up and over door, workshop to side measuring 14' 5" x 10' 3" light connected, wooden ladder to boarded loft/attic space with skylight measuring 26' 7 in length.

#### Material Information

The tenure of this property is freehold.

#### Energy Performance Rating

This property does not need an EPC due to the property being grade 2 listed.

#### Council Tax

We understand the council tax is band D (£2,472 per annum. Charges for 2026/2027).

#### Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

#### Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

#### Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

#### Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

#### General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

#### Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

