

1 Dolben Square  
Finedon  
NN9 5LY

£350,000 Guide Price



OSCAR JAMES

...expect excellence



# FLOOR PLANS

BASEMENT  
716 sq.ft. (66.5 sq.m.) approx.



GROUND FLOOR  
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 2329 sq.ft. (216.3 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.

Made with Metropix ©2025.



## AT A GLANCE...



5 Reception Rooms



Kitchen with Exposed Stone and Range-Style Cooker



4 Bedrooms



4 Piece Family Bathroom, Shower Room & W/C



Low Maintenance Garden



Double Garage and Parking



## WHAT'S GREAT?

This four-bedroom semi-detached character home situated in the sought-after town of Finedon, offering generous and versatile accommodation across three floors, along with a double garage and rear parking.

This charming property is full of character features, including exposed wooden beams, brickwork and an open fireplace, while still providing flexible living space ideal for modern family life.

The ground floor offers excellent entertaining space, beginning with a welcoming lounge featuring an open fire and striking wooden beams, creating a warm and inviting atmosphere. The kitchen is fitted with a range of base and eye-level units, complemented by exposed brickwork and a range-style cooker, blending rustic charm with practicality. There is a formal dining room, currently accommodating a 10-seater dining table with ease, perfect for hosting and family gatherings, along with a further light and bright reception room providing additional living space.

A fantastic bonus to the home is the fully adaptable lower ground floor. Currently arranged as a large reception room, office, storage area and W/C, this space offers excellent potential for customisation to suit a purchaser's needs, whether as a home office suite, gym, cinema room, playroom or annexe-style accommodation.

Upstairs, the property continues to impress with three generous double bedrooms and a well-proportioned single bedroom. The family bathroom is fitted with a four-piece suite, and there is the added benefit of a separate shower room, ideal for busy households.

The rear garden is arranged over three tiers and offers a mixture of block paving and slabbed areas, providing ample space for outdoor seating, entertaining and low-maintenance enjoyment. To the rear of the property is a double garage along with additional off-road parking.

A truly versatile and character-filled home in a desirable location

...expect excellence





# SELLER'S SECRET



Why we like it....

OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB  
01536 722 222  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

---

---

---

---

---