

33 Cromer Road  
Finedon  
NN9 5LP

£250,000

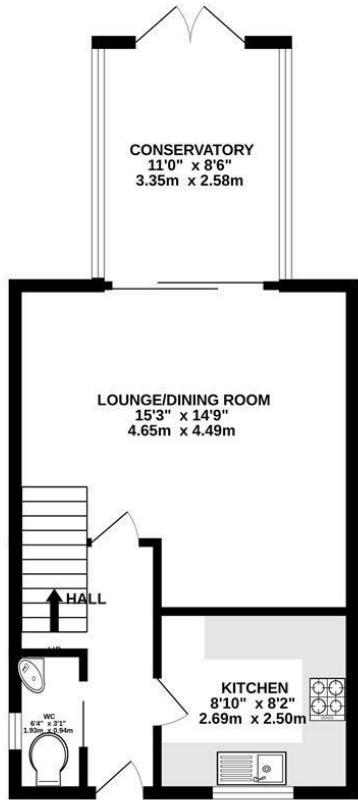


OSCAR JAMES

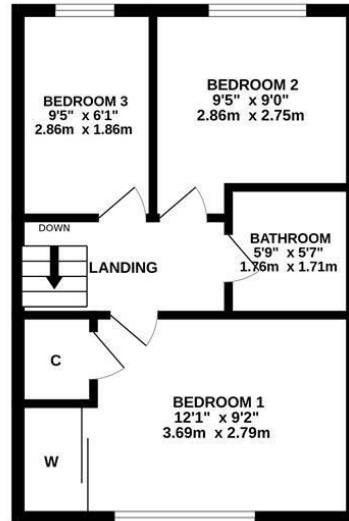
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# FLOOR PLANS

GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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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## AT A GLANCE...



Lounge Diner



Kitchen with Space for White Goods



3 Bedrooms



Renovated Family Bathroom & W/C



Good Size Garden with High Degree of Privacy



Off-Road Parking for Multiple Vehicles



# WHAT'S GREAT?

Nestled in the charming town of Finedon, this delightful three-bedroom semi-detached home offers a perfect blend of comfort and practicality. Boasting a generous driveway with ample space for multiple vehicles with the added benefit of an EV charger. This property is ideal for families and professionals alike.

One standout feature of this home is the addition of solar panels with a supplementary 6kwh battery system conveniently stored in the loft, offering energy efficiency and reduced utility costs.

Inside, the kitchen is thoughtfully designed with eye-level and base cupboards, providing ample storage space, as well as room for white goods. The large lounge-diner is beautifully maintained and provides a welcoming space for relaxation or entertaining. Leading off the lounge is a versatile conservatory, currently utilised as a home office, complete with a storage heater for year-round comfort. A refitted, modern W/C with floor to ceiling tiles completes the ground floor.

Upstairs, the landing benefits from an air conditioning unit, ensuring a comfortable environment during warmer months. The property offers three bedrooms—two spacious doubles and a generously sized single. The master bedroom features built-in wardrobes, maximising storage space. The family bathroom has been renovated to a high standard and includes a rainfall shower over the bath.

The rear garden is of a good size, offering a private retreat with a slabbed seating area and a well-maintained lawn. Surrounded by fencing, it provides a high degree of privacy, perfect for outdoor relaxation or entertaining.

This property presents a fantastic opportunity to acquire a well-appointed home in a desirable location. Call Oscar James to arrange a viewing!

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# SELLER'S SECRET



Why we like it....

# OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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