



£200,000

7 Wentworth Road Finedon NN9 5DN



Carter Williams
Estate and Letting Agents



Welcome to this well-presented two-bedroom mid-terrace property, ideally located close to local amenities including schools, shops, public transport links, and the local church. This home offers generous living space throughout and the rare benefit of open countryside views to the rear.

Upon entering the property, you are greeted by a welcoming entrance hallway with stairs rising to the first floor. To the left, a spacious lounge serves as the main reception room, complete with fitted under-stairs storage and a door leading through to the modern kitchen/diner. Stretching across the rear of the property, the kitchen/diner offers a range of base and wall-mounted units, space for white goods, and ample room for a dining table. Sliding glass doors open into the conservatory, a bright and versatile space that overlooks and provides access to the rear garden. Upstairs, the property boasts two well-proportioned bedrooms, with the master featuring built-in storage. The first floor also houses a generous four-piece family bathroom, comprising a bath, WC, hand wash basin, and a separate shower unit. Externally, the home offers a block-paved frontage to the front. The rear garden is of good size and mainly laid to lawn, with a patio area to the foot of the garden – perfect for outdoor seating and entertaining. Gated side access adds practicality, while the garden's backdrop of open farmland delivers peaceful countryside views rarely found in this area.

This property is ideal for first-time buyers, small families, or those looking to downsize, offering a comfortable modern lifestyle with the added charm of rural surroundings.

Contact Carter Williams for more information today!

Council Tax Band: A
EPC Rating: D





Lounge 4.97m (16' 4") Max x 4.17m (13' 8")

Kitchen/ Diner 4.97m (16' 4") x 2.26m (7' 5")

Conservatory 3.23m (10' 7") x 2.23m (7' 4")

Bedroom 5.00m (16' 5") Max x 3.22m (10' 7")

Bedroom 3.32m (10' 11") x 2.45m (8' 0")

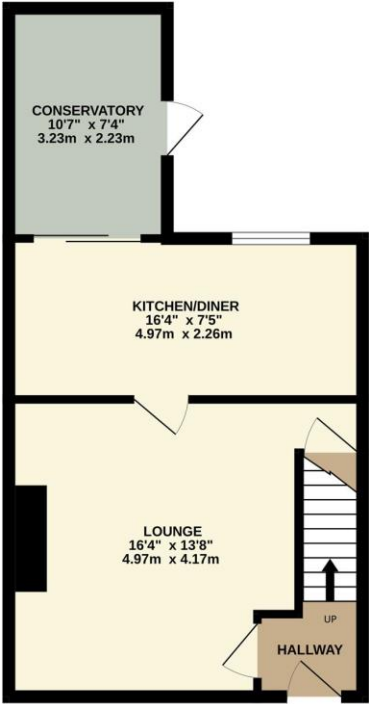
Bathroom 2.76m (9' 1") x 2.27m (7' 5")

Garden

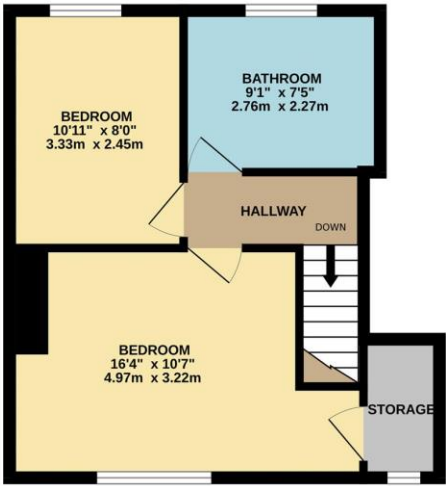




GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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