



HARWOODS

Chartered Surveyors & Estate Agents



40 Finedon Station Road, Finedon
NN9 5NX

£595,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales

T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings

T : 01933 221616
E : lettings@harwoodsproperty.co.uk



40 Finedon Station Road, Finedon, NN9 5NX

A really rare opportunity for anyone wanting to purchase a rural property on a large plot with countryside views. This large four bedroom detached house sits on a generous plot of approximately 0.239 acre (0.0967 hectare) with the garden having a sunny southerly aspect. The house would benefit from some updating but serious offers will be considered by the sellers.

The house is believed to have been built in the 1940s and is situated in a rural position but with easy access to Burton Latimer, Finedon, Isham, Wellingborough and Kettering. London St Pancras rail service from either Kettering or Wellingborough railway stations (Journey time from Wellingborough is around 55 minutes).

The current accommodation includes a spacious hallway, living room with sitting area off, separate dining room, large conservatory, kitchen, utility room, ground floor bathroom/WC, large landing, 4 double bedrooms and upstairs shower room/WC. The property has a combination of double-glazing or secondary glazing and has oil fired radiator central heating (there is no gas in the road).

A gated driveway provides lots of off road car parking and there is also garaging for up to three cars depending on size. There is also a workshop area which could be incorporated into the garage space in the future.

This is a real must see property and is expected to sell quickly due to it's location and potential. Viewing is a must.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Porch

Hardwood fully glazed front door and further fully glazed inner door to:

Entrance Hall

Double radiator, stairs to 1st floor landing, under-stairs cupboard, and doors off to kitchen, living room and dining room.

Living Room

15'11" x 11'11" (4.85m x 3.63m)

Open fireplace with display plinths to chimney breast alcoves. Radiator, built-in storage cupboard and secondary glazed windows to the front and side. Opening leading to the sitting area.

Sitting Area

12'0" x 6'11" (3.66m x 2.11m)

Radiator and double-glazed patio door to the conservatory.

Dining Room

11'11" x 11'6" (3.63m x 3.51m)

Double radiator and secondary glazed window to the front.

Kitchen

13'2" x 11'5" max (4.01m x 3.48m max)

1.5 bowl sink, base cupboards, wall cupboards and work-surface areas. Electric oven, ceramic hob and stainless steel filter hood. Tiled floor, double-glazed window, fully glazed door to the utility room and open doorway leading to the conservatory.

Conservatory

24'8" x 7'0" (7.52m x 2.13m)

Tiled floor, double radiator, polycarbonate roof, UPVC double-glazed windows and French doors to the garden.

Utility Room

7'4" x 6'11" (2.24m x 2.11m)

Single drainer stainless steel sink, base cupboard, wall cupboard and work-surface. Plumbing for washing machine, Worcester Greenstar oil central heating boiler, tiled floor, UPVC double-glazed window to the side and stable-style composite door to the rear garden. Door to ground floor bathroom.

Bathroom

White suite comprising WC with concealed cistern, vanity washbasin, bidet and bath with shower mixer over. Towel radiator, tiled floor, shaver light and two double-glazed windows to the side.

First Floor Landing

Loft access, secondary glazed window to the front with rural outlook and doors off to:

Bedroom 1

14'0" x 12'0" inc wardrobes (4.27m x 3.66m inc wardrobes)

Fitted wardrobes/storage across one wall, radiator and secondary glazed window to the front with rural outlook.

Bedroom 2

13'11" x 12'0" (4.24m x 3.66m)

Radiator and secondary glazed window to the front with rural outlook.

Bedroom 3

12'0" x 9'1" (3.66m x 2.77m)

Radiator and secondary glazed window to the rear with views over the garden and countryside beyond.

Bedroom 4

12'0" x 9'1" (3.66m x 2.77m)

Radiator and secondary glazed window to the rear with views over the garden and countryside beyond.

Shower Room

Suite comprising WC with concealed cistern, vanity basin with storage and good sized tiled shower. Dimplex fan heater, extractor fan and double-glazed window to the rear.

Outside

Gated block paved front garden with lots of parking and direct access to the garages. Original former telephone kiosk. The rear garden enjoys a sunny southerly aspect and is a generous size. The overall plot size that the property sits on is approximately 0.239 acre (0.0967 hectare).

Garage

26'8" x 8'4" (8.13m x 2.54m)

Garage

16'6" x 8'11" (5.03m x 2.72m)

Workshop

9'4" x 8'9" (2.84m x 2.67m)

Available Utilities

The property is understood to have mains drainage, mains water and mains electricity. There is no gas available in this location. The heating is via an oil fired boiler.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

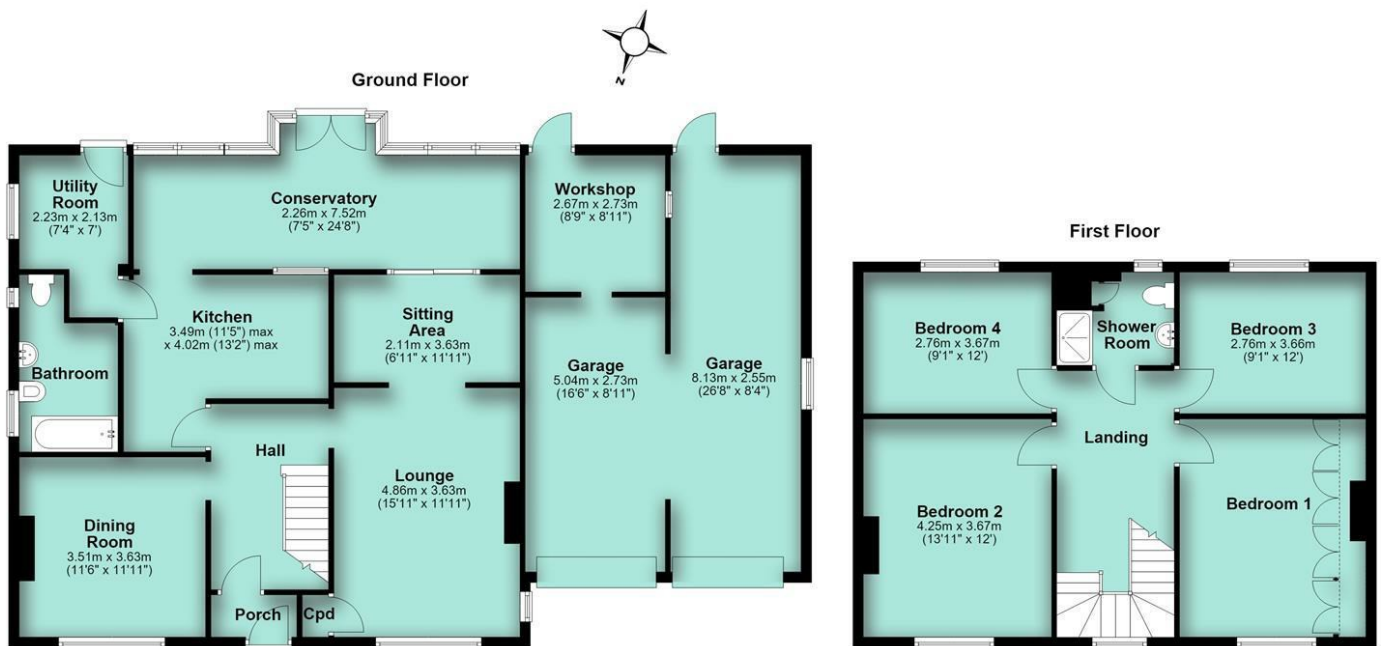
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.





HARWOODS

Chartered Surveyors & Estate Agents



This plan is for illustrative purposes only and intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

