



Total area: approx. 118.1 sq. metres (1271.6 sq. feet)



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.

**Orchard Road Finedon NN9 5JG**  
**Freehold Price £325,000**

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.

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Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480





Offered in 'showhome' condition throughout is this impressive four bed roomed ironstone and brick semi detached property located in the heart of the 'Old Village' of Finedon boasting approx. 1300 square feet of accommodation over three floors. Benefits include underfloor/radiator central heating via an air source heat pump, contemporary kitchen with quartz worktops and a wide range of integrated appliances, refitted shower room, uPVC double glazing and offers a landscaped garden and off road parking for two/three cars. The accommodation briefly comprises entrance hall, cloakroom, utility room, open plan lounge/dining/kitchen, first floor landing - two bedrooms, shower room, second floor landing - two further bedrooms with shower room, front and rear gardens and allocated off road parking.

Enter via composite front door with side screens to:

**Entrance Hall**

Stairs rising to first floor landing, telephone point, under stairs storage cupboard, tiled flooring, spotlights to ceiling, doors to:

**Utility Room**

7' 3" x 6' 4" (2.21m x 1.93m)

Comprising inset stainless steel sink unit with cupboard under, eye level units, quartz work surfaces, tiled flooring, plumbing for washing machine, space for tumble dryer.

**Cloakroom**

Comprising low flush W.C., vanity sink, tiled splash backs, extractor, spotlights to ceiling, tiled flooring, window to side aspect,

**Open Plan Lounge/Dining/Kitchen**

26' 6" x 13' 8" (8.08m x 4.17m)(This measurement includes the area occupied by the kitchen units)

**Lounge Area**

French door with side screens to rear aspect, window to side aspect, tiled flooring, T.V. point, two skylights to ceiling, spotlights to ceiling, T.V. display, recess with shelving (65" in width).

**Dining Area**

Spotlights to ceiling, tiled flooring.

**Kitchen Area**

Fitted to comprise inset stainless steel sink unit with cupboard under, a range of eye and base level units providing quartz work surfaces, pop up power points and USB, built-in oven, microwave, fridge/freezer, larder unit, induction hob, extractor, dishwasher, spotlights to ceiling, tiled flooring.

**First Floor Landing**

Cupboard housing hot water cylinder, stairs rising to second floor landing, radiator, spotlights to ceiling, window to front aspect, doors to:



**Bedroom Two**

13' 5" x 12' 3" narrowing to 9' 7" (4.09m x 3.73m)

Window to rear aspect, radiator, spotlights to ceiling.

**Bedroom Four**

11' 8" x 10' 3" (3.56m x 3.12m)

Window to front aspect, radiator, T.V. and telephone points.

**Shower Room**

Refitted to comprise low flush W.C., double wall mounted wash hand basin, shower cubicle, fully tiled, tiled flooring, heated towel rail, spotlights to ceiling, window to side aspect, extractor.

**Second Floor Landing**

Loft access, doors to:

**Bedroom One**

13' 8" x 13' 0" (4.17m x 3.96m)

Window to rear aspect, radiator, T.V. and telephone points.

**Bedroom Three**

12' 0" x 7' 3" (3.66m x 2.21m)

Window to front aspect, radiator, T.V. and telephone points.

**Shower Room**

Fitted to comprise low flush W.C., vanity sink with cupboard under, corner shower cubicle, tiled splash backs, spotlights to ceiling, extractor, chrome towel rail, window to side aspect.

**Outside**

Front - Gravelled and enclosed by ironstone walling.

Rear - Landscaped to comprise mainly paved and gravelled with raised border stocked with bushes and tree, waterfall, outside tap and power, enclosed by wooden panelled fencing, gated side pedestrian access.

**Energy Performance Rating**

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.



**Council Tax**

We understand the council tax is band D (£2,243 per annum. Charges for 2024/2025).

**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.**

