



Total area: approx. 191.6 sq. metres (2062.5 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.

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.

**Holly Walk Finedon NN9 5NJ**  
**Freehold Price £600,000**

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Offered with no upward chain and situated at the end of a tree lined cul de sac located in one of Finedon's premier residential locations located in the original grounds of Finedon Hall is this extended five bedroomed detached property featuring a beautiful garden measuring approx. 75ft x 82ft surrounded by a wooded area and enjoying a high degree of privacy. Further benefits include a refitted kitchen, refitted en suite shower room, gas radiator central heating, uPVC double glazing and offers fitted bedroom furniture to bedrooms one and two, off road parking for approx. four cars and an orangery addition to the rear. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, breakfast room, orangery, utility room, five bedrooms with en suite shower rooms to bedrooms one and two, family bathroom, front and rear gardens, double detached garage and a driveway.**

Enter via composite front door with side screen to:

#### Entrance Hall

Stairs rising to first floor landing, tiled flooring, radiator, under stairs storage cupboard, further cupboard, doors to:

#### Cloakroom

Comprising low flush W.C., pedestal wash hand basin, tiled splash backs, tiled flooring, coving to ceiling.

#### Lounge

22' 8" x 11' 8" (6.91m x 3.56m)

French door to front and rear aspects, gas burner with brick surround, raised hearth, two radiators, T.V. point, coving to ceiling.

#### Dining Room

16' 5" x 11' 5" max. (5m x 3.48m)

French door to front aspect, radiator, coving to ceiling.

#### Kitchen

19' 5" max. x 10' 9" (5.92m x 3.28m)(This measurement includes the area occupied by the kitchen units)

Refitted to comprise ceramic one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing Corian work surfaces, tiled splash backs, electric rangemaster (included), extractor hood, dishwasher, fridge/freezer space, glass cabinet, plate rack, breakfast bar, coving to ceiling, two windows to rear aspect, door to:

#### Breakfast Room

11' 4" x 10' 9" (3.45m x 3.28m)

Window to side aspect, tiled flooring, radiator, door to:

#### Utility Room

11' 5" x 4' 8" (3.48m x 1.42m)(This measurement includes the area occupied by the kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, work surface, eye level units, tiled splash backs, plumbing for washing machine, space for tumble dryer, tiled flooring, window and door to side aspect, radiator.

#### Orangery

11' 4" x 10' 9" (3.45m x 3.28m)

Of brick and uPVC construction, window to side and rear aspects, French door to side aspect, tiled flooring, radiator, prism glass roof, spotlights to ceiling.



#### First Floor Landing

Loft access, cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, shelving, doors to:

#### Bedroom One

17' 0" x 11' 5" (5.18m x 3.48m)

Window to front aspect, radiator, coving to ceiling, range of fitted wardrobes, dressing table and drawers, bedside tables, door to:

#### Ensuite Shower Room

Refitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, tiled flooring, chrome shower, chrome towel rail, window to rear aspect, fully tiled walls.

#### Bedroom Two

11' 9" x 11' 4" (3.58m x 3.45m)

Window to front aspect, radiator, fitted double wardrobe, dressing table, coving to ceiling, door to:

#### Ensuite Shower Room

Fitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, tiled flooring, shaver point, radiator, window to front aspect.

#### Bedroom Three

11' 9" x 11' 2" (3.58m x 3.4m)

Window to rear aspect, radiator, built-in wardrobe.

#### Bedroom Four

11' 5" x 9' 6" (3.48m x 2.9m)

Window to front aspect, radiator, built-in cupboard.

#### Bedroom Five

9' 5" x 8' 1" (2.87m x 2.46m)

Window to rear aspect, radiator, spotlights to ceiling.

#### Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, tiled flooring, chrome towel rail, shaver point, window to rear aspect.

#### Outside

Front - Mainly lawn, border and central flower bed stocked with flowers and shrubs, block paved driveway providing off road parking for up to four cars, leading to:



Double Detached Garage - Measuring 17' 6" x 15' 5"

Remote controlled garage door, power and light connected.

Rear - Paved patio, outside tap, gated side pedestrian access, enclosed by dwarf walling, steps up to extensive lawn, border stocked with a wide variety of flowers, shrubs and bushes, various mature trees, greenhouse, courtesy door to garage, raised vegetable garden, Wendy house, enclosed by wooden panelled fencing. The garden measures 82ft wide x 75' in length and enjoys a private aspect from the rear.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band E (£2,741 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.**

