

# CHARLES ORLEBAR

Estate Agents & Auctioneers



8 William Street, Finedon, NN9 5EU

Offers In Excess Of £260,000





# 8 William Street

Finedon, NN9 5EU

- 3 Bedrooms
- Original features
- Offroad parking
- Walking distance to local amenities
- 3 Reception rooms
- Recently refurbished
- Walled garden
- Open plan reception areas

Charles Orlebar presents - A recently refurbished 1930's home on the southern side of Finedon offering a large ground floor space including a third reception area which could be a snug, play room or a home office, as well as a utility room and downstairs wc. The kitchen is modern and fashionable as are the decor and carpets throughout the house. The combination of modern fittings and colour schemes with period features such as stained glass windows, a stunning roof lantern and bay windows provide a lovely feel to this stunning home. Located within walking distance of the shops in Finedon, and with excellent road links via the A6, A45 and A14 onto the M1/M6 and A1, there are train stations at Wellingborough and Kettering. Take a look round with George's video tour and call us on 01933 313600 to book a viewing!

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## Hall

Play Room 12'6" x 12'1" (3.80m x 3.68m)

Living Room 12'0" x 10'5" (3.66m x 3.17m)

Dining Room 10'2" x 8'6" (3.09m x 2.59m)

Kitchen 8'11" x 7'1" (2.73m x 2.15m)

Hallway

WC

Utility 5'1" x 5'10" (1.55m x 1.77m)

Landing

Bedroom 1 12'6" x 12'1" (3.80m x 3.68m)

Bedroom 2 12'1" x 10'1" (3.68m x 3.07m)

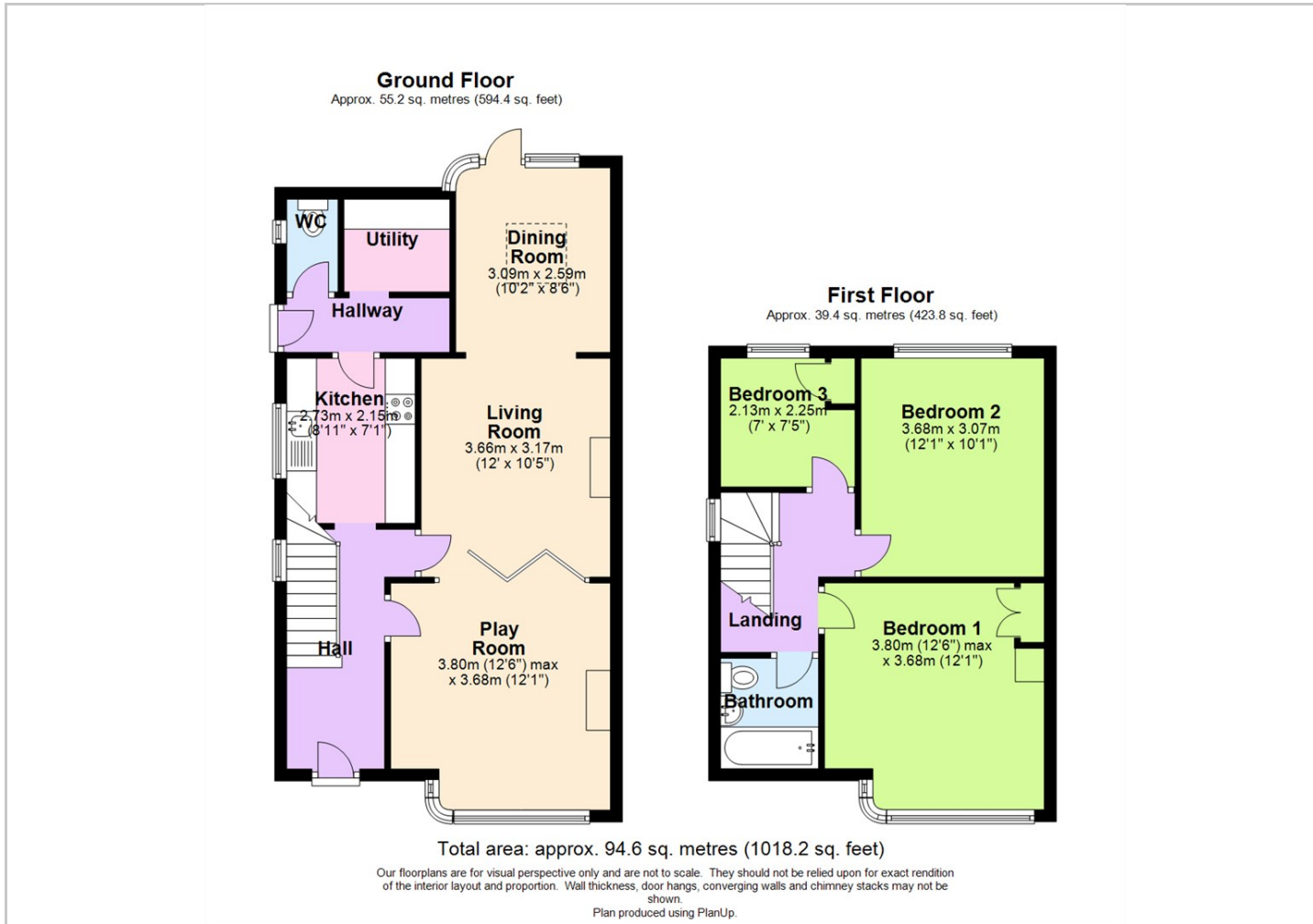
Bedroom 3 7'0" x 7'5" (2.13m x 2.25m)

Bathroom

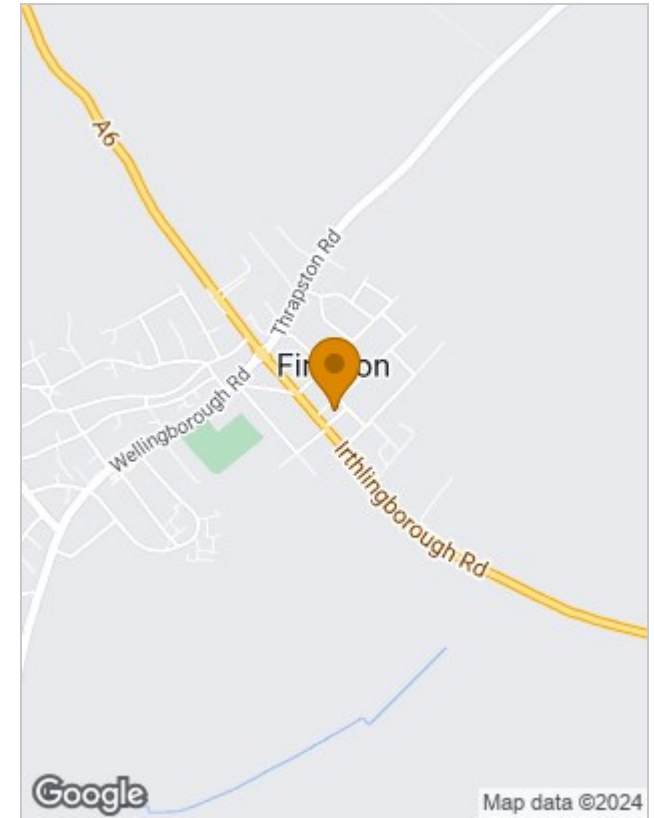




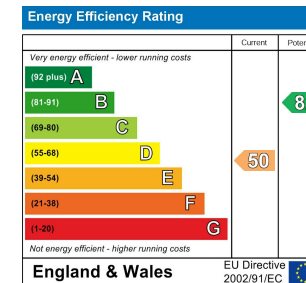
## Floor Plans



## Location Map



## Energy Performance Graph



**Council Tax Band: B**

**Tenure: Freehold**

## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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