



16 Hall Drive  
Finedon, NN9 5NF



**Simpson & Partners**



## 16 Hall Drive

Nestled in the highly sought after town of Finedon, this superb three bedroom link detached property presents an exceptional opportunity for those seeking a blend of modern living and tranquil surroundings. With its off-road parking and additional garage.

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## About the Property

Nestled in the highly sought after town of Finedon, this superb three bedroom link detached property presents an exceptional opportunity for those seeking a blend of modern living and tranquil surroundings. With its off-road parking and additional garage.

One of the most attractive features of this property that it backs onto fields, providing a remarkable degree of privacy and a picturesque backdrop.

As you enter the home, you are greeted by an entrance hall that sets the tone for the rest of the property. The versatile accommodation includes a 22' lounge/dining room, which serves as the heart of the home. This inviting space boasts a charming feature fireplace that creates a warm and welcoming atmosphere. From here, patio doors open out to a bright and airy conservatory, seamlessly blending indoor and outdoor living. This space is ideal for enjoying morning coffee while taking in the views of the garden and surrounding fields.

The kitchen is thoughtfully designed with built-in appliances. It offers workspace and storage, catering to the needs of any home chef. There is ground floor bedroom that can easily serve as an office or study, making it perfect for those who work from home or require additional living space. Completing the ground floor is a three piece bathroom suite, designed for both convenience and comfort.

As you ascend to the first floor, you will find two double bedrooms. These well-proportioned rooms offer plenty of natural light and can be personalized to suit your individual style and preferences.

Outside, the property features both front and rear gardens that enhance its appeal. The rear garden, in particular, is a delightful space for outdoor entertaining, gardening, or simply unwinding while enjoying the tranquil views. The off road parking and garage add to the practicality of this home.

Location wise, this property is approximately 2.2 miles from Wellingborough mainline station.

Council Tax Band D - Energy Rating D/59

**Price £325,000**







Entrance Hall:

Kitchen:

Lounge/Dining Room:

Conservatory:

Bedroom 3/Office:

Bathroom:

First Floor Landing:

Bedroom 1:

Bedroom 2:

Outside:

Front Garden:

Garage:

Rear Garden:











Superb Views To The Rear.













### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



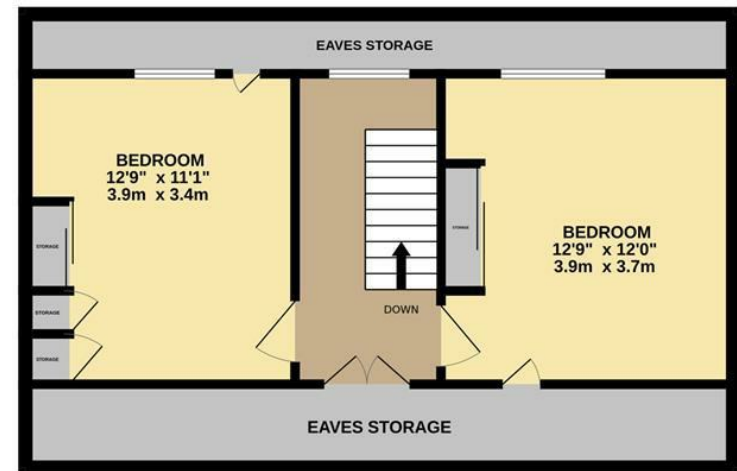
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GROUND FLOOR



1ST FLOOR



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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