



**15 Orchard Road, Finedon  
Northamptonshire NN9 5JG  
£250,000 Freehold**

A charming Victorian end of terrace house with a rich history dating back to 1878. This delightful property boasts four reception rooms/areas and four bedrooms, with the entire accommodation spread over four floors, there is ample space for everyone to enjoy their own privacy and comfort. Situated in the heart of this popular village location, this property offers a unique blend of historical charm and modern convenience. The spacious accommodation is ideal for those looking for a comfortable and versatile living space. Don't miss the opportunity to explore this wonderful home - viewing is highly recommended to fully appreciate all that it has to offer.





### Location

Just off the High Street. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

Energy Efficiency Rating - E45

Certificate number - 8712-7164-0002-0205-3202

### Accommodation

#### Lower Ground Floor

##### Cellar 10'10" x 9'0" (3.30m x 2.74m)

Minimum measurement, plus recess.

Fully plastered with a radiator, and currently used as a play room.

#### Ground Floor

##### Hall

##### Sitting Room 12'1" x 11'10" (3.69m x 3.60m)

##### Kitchen / Breakfast Room 10'8" x 14'2" (3.24m x 4.32m)

Modern wall mounted gas fired Worcester boiler.

Space for tall fridge/freezer.

Space for freestanding cooker.

Built in extractor hood.

Space and plumbing for washing machine and tumble dryer.

##### Conservatory 8'11" x 11'6" (2.71m x 3.50m)

Of brick and PVC double glazed construction.

##### Ground Floor Cloakroom / WC

White low flush wc and wash hand basin.

#### First Floor

##### Landing

##### Bedroom 2 12'1" x 12'0" (3.69m x 3.65m)

Plus built in wardrobe.

##### Bedroom 4 7'8" x 9'3" (2.33m x 2.83m)

Maximum measurement, plus angled recess.

##### Bathroom / WC

Airing cupboard housing hot water cylinder.

Modern refitted bathroom, benefiting from a panelled bath with separate shower over, low flush wc, pedestal wash hand basin and heated towel rail., with tiled splashbacks to water sensitive areas.

#### Second Floor

##### Landing

Useful storage cupboard.

##### Bedroom 1 10'2" x 15'5" (3.11m x 4.70m)

Loft access.

##### Bedroom 3 9'9" x 9'5" (2.97m x 2.86m)

Maximum measurement, including built in wardrobes.

#### Outside

##### Front

Small low maintenance raised area of front garden being laid with slate.

##### Rear Garden

Fully enclosed and pleasant rear garden, benefitting from a small area of lawn with a block paved pathway leading to a raised decking area. Side gated access.

##### Brick Built Store 8'0" x 6'9" (2.46m x 2.07m)

Power and light connected.

#### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

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#### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

#### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

#### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.









- Charming Victorian end of terrace home
- 1253 sq ft of accommodation spread over four floors
- Gas Radiator Central Heating
- Energy efficiency rating - E45
- Four bedrooms
- Easy driving access to the A6 and south to Wellingborough
- Low maintenance enclosed rear garden with Brick Built Outbuilding
- Four reception rooms/areas
- Woodgrain PVC double glazing
- Walking distance to Finedon Pocket Park and Cricket Club grounds



Total area: approx. 116.4 sq. metres (1253.1 sq. feet)



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Cooper Beard Estate Agency (Rushden) Ltd  
Registered in England no: 04144174 at 3 Goldington Road, Bedford MK40 3JY