

“Park Life”



**HENDERSON
CONNELLAN**

ESTATE AGENTS



“Park Life”

With a gate from the rear garden into Finedon Recreation Ground, making for a great space for children to play or to walk the dog, this impressive period Home also benefits from an unexpectedly large plot, off road parking, a single garage and a convenient location.



Mulso Road,
Finedon,
NN9 5DP



Property Highlights

Located on an established road in the heart of Finedon, the Property benefits from being within close walking distance to all the town amenities. The A6 is close by providing excellent travel links to the A45, Rushden Lakes and the A14, whilst Wellingborough Train Station is accessible by car in just over five minutes, boasting a popular commuter rail link to London.

Brimming with character, this well-presented period Property features high ceilings, deep moulded skirting boards, exposed pine doors and much more, but also benefits from off road parking and a single Garage.

Entrance through the timber and obscure glass front door leads into the Entrance Hall with a period solid oak floor, a door into the ground floor accommodation and stairs rising to the First Floor.

Open plan Living/Dining Room, originally two rooms and now knocked through to provide a wonderfully light and versatile space. There is a timber effect laminate floor that seamlessly flows between the rooms, windows to the front and rear elevations and a period cast iron open fire in the front room with a ceramic tiled hearth and timber mantel piece.

There is an opening from Living/Dining Room that flows through to the modern Kitchen with a useful under stairs pantry/storage cupboard, ceramic tiled flooring, an opening through to the rear porch and LED downlights recessed in the ceiling.

The fitted Kitchen comprises of high gloss eye and base level units with an array of deep pan drawers and ample worktop space, a composite sink and draining board, and appliances to include an American style fridge freezer, an integrated dishwasher, a high-level 'AEG' oven, microwave, washing machine, and an induction hob and extractor hood.



Property Highlights

Rear porch with additional storage, power sockets, a tumble dryer (included), and a door and windows to the Garden.

The stairs rise to the first floor Landing with exposed timber doors to the accommodation, a hatch to the loft and the original exposed timber banister, balustrade and newel post.

Three bedrooms, the principal Bedroom and Bedroom Two are generous double sized rooms with exposed timber floorboards, and Bedroom Three is a single sized room which would make an excellent nursery or work from home space if required.

Family Bathroom with a window to the side elevation, timber effect laminate flooring, a heated towel radiator and three piece suite to include a low-level WC, a contemporary wash hand basin built into a useful storage unit, and a panel enclosed bath with a fitted shower screen and a shower from the taps.

Outside

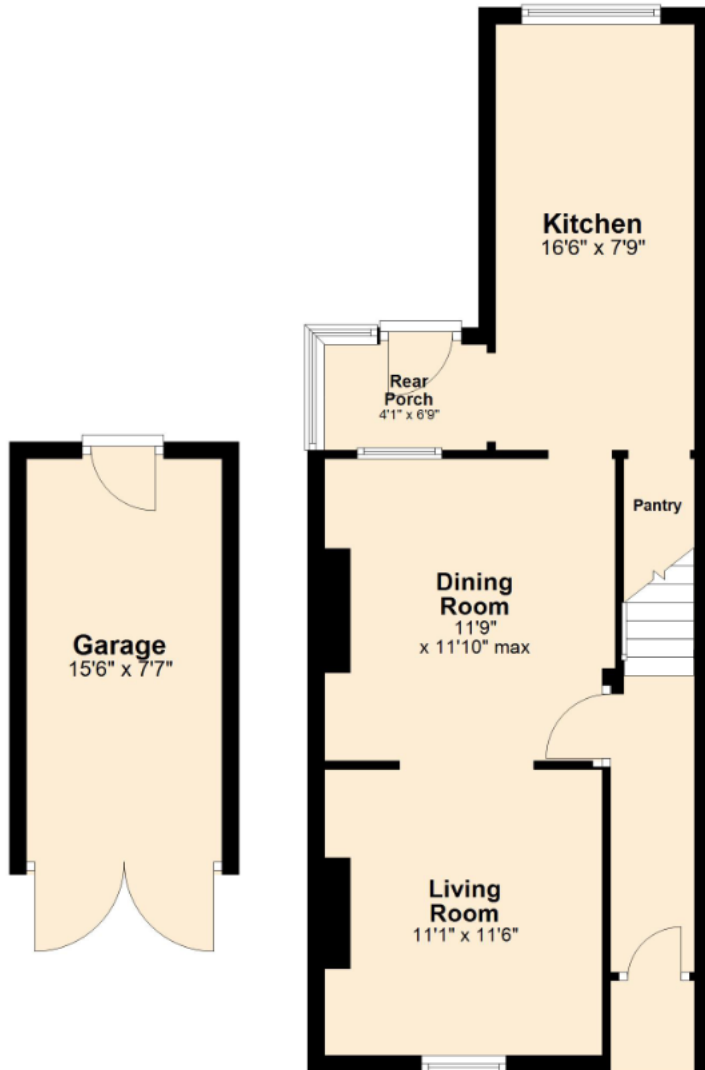
The Property occupies a great position with the charming kerb appeal you would expect from a period red brick home. There is a small forecourt by the Property with an enclosing low-level wall and an iron gate providing access. In the forecourt there is an array of mature plantings, a gravel path that connects the driveway and the path to the front door, which benefits from a covering storm porch and original quarry tiles by the front door. There is secure gated access down the side, between the Garage and the House, and double timber doors provide access into the Garage.

The generous South-West facing rear Garden is larger than you would expect and benefits from secure access to the front and a gate at the rear that leads into Finedon Recreation Ground. There is a hard standing and artificial lawn area by the Property, access into the rear of the Garage via a pedestrian door, and a lawn and footpath that flows up the Garden with planted borders.

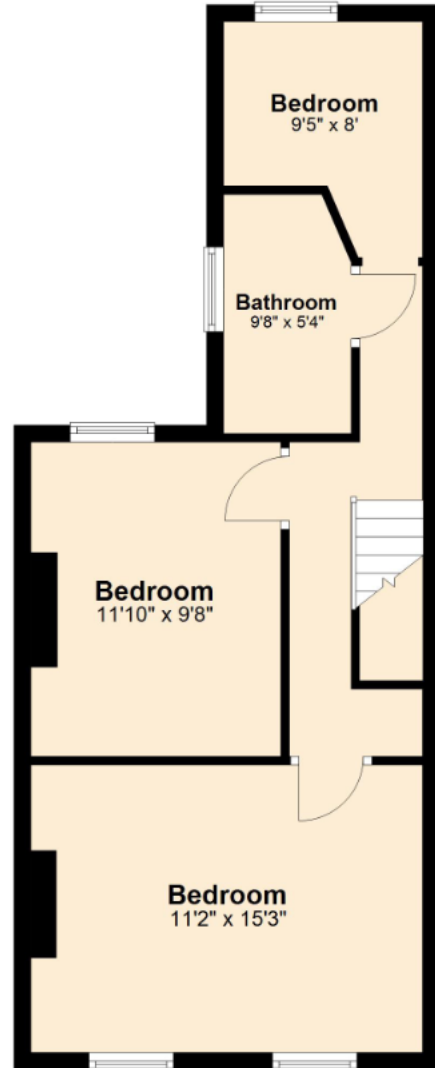


Floorplan

Ground Floor



First Floor



Total Area Measurements (Approx.)

House 984.76 sqft / 91.49 sqm
Garage 117.44 sqft / 10.91 sqm
Total 1102.20 sqft / 102.40 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.

