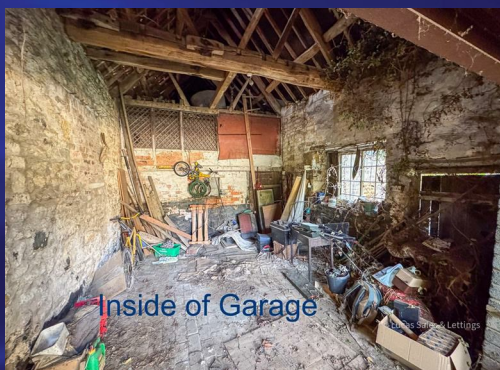




5 High Street, Finedon, NN9 5JN

Offers Over £300,000

Garage to Rear



Inside of Garage



A Rare Restoration Opportunity in the Heart of Finedon

Set within Finedon's Conservation Area and recognised as a *building of Townscape Merit*, this distinctive home offers a rare chance to restore and reimagine a truly unique property. Having evolved over many years, it now awaits someone with creativity and vision to return it to its former glory.

Tucked away in a central location, the property benefits from private vehicular access at the rear via Orchard Road, opening into a generous garden that leads to a substantial barn. Formerly used for garaging, this versatile space offers exciting potential — perhaps to extend the main accommodation or create a self-contained annex (subject to necessary consents).

This is far from a conventional property. Its character, history, and configuration — including an adjoining commercial building and areas of flying freehold — may present challenges for traditional mortgage lenders. As such, it is most likely to appeal to cash buyers who can appreciate the home's individuality and potential without financing constraints. Please see the floor plan identifying these matters.

Viewings are strongly recommended to fully appreciate the scale, charm, and opportunity this remarkable property presents. Buyers requiring a mortgage are advised to consult their lender or broker before arranging a viewing to confirm funding eligibility.



Tenure: Freehold
Energy Rating: E
Council Tax Band: C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		43
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

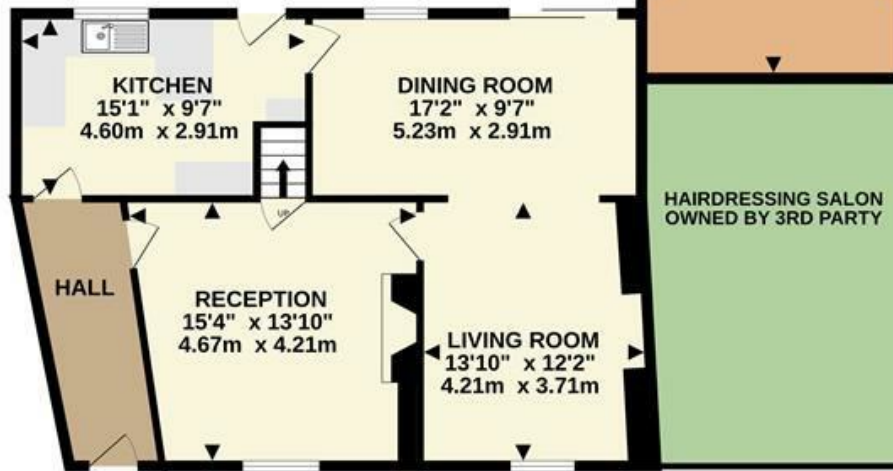


3 AREAS IN GREEN ARE NOT INCLUDED IN FLOOR AREA

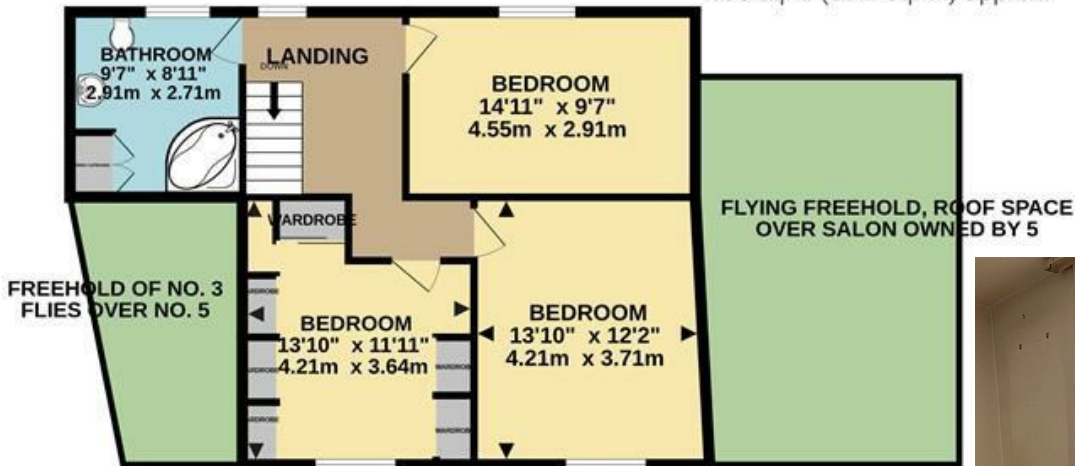
TOTAL FLOOR AREA : 1722 sq.ft. (160.0 sq.m.) approx.

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.
Made with Metropix ©2025

GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



- Unique restoration project – A distinctive home with great potential to be restored to its former glory
- Prime Finedon location – Situated in the heart of Finedon within the Conservation Area and designated as a building of Townscape Merit
- Private rear access – Vehicular access from Orchard Road leading into the rear garden
- Versatile barn – A large outbuilding previously used for garaging, offering scope for conversion into additional accommodation or an annex (subject to consents)
- Unconventional layout – adjoins commercial premises owned by a third party and areas of flying freehold, which may limit traditional mortgage options
- May have commercial potential - subject to planning consent

2 Silver Street, Kettering,
Northamptonshire, NN16 0BN
Tel: 01536 312 600

sales@lucasestateagents.co.uk

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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