



Total area: approx. 150.8 sq. metres (1623.3 sq. feet)



1 Holly Walk, Finedon, Wellingborough, NN9 5NJ

£490,000

A beautiful home in a rural setting, Holly Walk is a prestigious tree lined development of executive homes located in the sought after small town of Finedon and sits on what was the original grounds of Finedon Hall. Number 1 is the first house on the left hand side and sits next to the Ice Tower which is a beautiful historic monument.

This spacious 4 bedroom home has been greatly improved by the current owners in recent years and is presented in great condition throughout. Benefits include: A spacious kitchen/breakfast room with a smart refitted and fully integrated Howdens kitchens with high-end appliances, spacious lounge which runs the full width of the house with Georgian UPVC doors at either end allowing so much natural light to flood in. Luxurious refitted bathroom with free standing bath, master bedroom with smart refitted en-suite shower room, UPVC double glazing and gas radiator central heating.

One special feature to mention is the spacious kitchen/breakfast room space with oak bi-fold doors which allow you to have the kitchen flowing into dining room creating on brilliant open plan space or they can be closed for more formal dining.

To the front there is an open plan lawn garden and plenty of off road parking in front of the double garage. To the rear is a beautiful and established garden which is mainly laid to lawn with a patio area and an array mature shrubs, trees and flowers.

EPC Rating: C

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Entrance Hall

Ground Floor WC
6'5 x 2'10

Large Lounge
22'5 x 11'4

Kitchen/Breakfast Room
19'1 x 11'1

Dining Room
11'1 x 9'1

Utility Room
7'8 x 6'9



First Floor Landing

Master Bedroom
11'5 x 10'10

En-Suite Shower Room
7'7 x 6'2

Bedroom 2
11'3 x 10'8

Bedroom 3
10'10 max x 9'2

Bedroom 4
10'10 x 9'2

Family Bathroom
9'3 max x 7'8



Tenure: Freehold
Council Tax Band: E

Viewing strictly by
appointment with
Hawksbys on 01933
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Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

