



# HARWOODS

Chartered Surveyors & Estate Agents



24 Orchard Road, Finedon  
Northamptonshire NN9 5JG

£399,950 Freehold

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## 24 Orchard Road, Finedon, Northamptonshire NN9 5JG

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A modern stylish 3 bedroom detached bungalow occupying a tucked away position within the popular well served small town of Finedon. The property was purchased new by the sellers in 2021 and has since been improved further by the addition of a detached home office/garden room which is ideal for any buyer who wants extra space.

The property has air source underfloor central heating and double-glazing which makes this an energy efficient home with an EPC rating of B. The property was built with TV/ethernet sockets to most main rooms and the ethernet now also serves the home office.

The accommodation includes a hallway with wood faced floor, kitchen/breakfast room with range of integrated appliances (oven, hob, filter hood, dishwasher and fridge/freezer), main bedroom with walk-in dressing room and en suite shower, two further bedrooms and well specified family bathroom.

The bungalow is set well back from Orchard Road and is approached via a shared private accessway. As a result the property is not troubled by passing traffic and would suit any customer wanting a back-water position. There is parking for at least two cars and the garden has a large patio, lawn, home office/garden room and enjoys a sunny south-easterly aspect.

A great property and well worth viewing.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Double-glazed composite entrance door with double-glazed side panel. Inset ceiling lights, wood faced flooring, storage cupboard, further cupboard housing the Mitsubishi Ecodan air source heat pump unit. Oak faced doors off to bedroom 1, bedroom 2, bathroom and kitchen.

#### Bedroom 1

10'11" x 9'6" (3.33m x 2.90m)

TV/ethernet socket, heating controller, inset ceiling lights, double-glazed window to the front, access to dressing room and oak faced door to en suite.

#### Dressing Room

5'9" x 5'8" (1.75m x 1.73m)

Clothes hanging rails and shelving.

#### En Suite Shower Room

White suite comprising close-coupled WC, corner shower and vanity washbasin. Tiled floor, part tiled walls, chrome towel radiator, inset ceiling lights. Xpelair extractor fan and double-glazed window to the side.

#### Bedroom 2

11'3" x 7'11" (3.43m x 2.41m)

Heating controller, TV/ethernet socket and double-glazed window to the front.

#### Bedroom 3

10'11" x 7'3" (3.33m x 2.21m)

Heating controller and double-glazed window to the side.

#### Bathroom

White suite comprising close-coupled WC, vanity washbasin and panelled bath with Mira Shower over (flexible hose and fixed rain-fall shower heads). Tiled floor, part tiled walls, chrome towel radiator, inset ceiling lights, Xpelair extractor fan and double-glazed window to the side.

#### Kitchen/Breakfast Room

12'10" x 11'6" (3.91m x 3.51m)

Comprehensive range of units to include pan drawers, base cupboards and tall wall cupboards. Appliances to include electric hob, extractor hood, electric double oven, microwave, integrated dishwasher and integrated fridge/freezer. Polished quartz effect worksurface areas and peninsular breakfast bar. Built-under 1.5 bowl sink. Plumbing for washing machine, further under-worktop appliance space, heating controller, inset ceiling lights, double-glazed window to the side, oak faced door to bedroom 3 and three steps down to give direct access through to the lounge/dining room.

**IMPORTANT WARNING:** Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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#### Lounge/Dining Room

23'1" x 12'10" (7.04m x 3.91m)

Wood faced floor, heating controller, inset ceiling lights, TV/ethernet socket, double-glazed window to the rear and double-glazed French doors to the rear patio with double-glazed panels flanking.

#### Outside

To the front of the property there is block paved hardstanding and gravelled area providing off road parking for at least two cars. Side gates give access on foot along both sides of the bungalow to the rear garden. External water tap. The rear garden enjoys a sunny aspect and has a wide paved patio, lawn and useful Home Office/Garden Room (described more fully below).

#### Home Office/Garden Room

15'4" x 7'4" (4.67m x 2.24m)

The current seller uses this as a work-from-home office. The room has plastered walls/ceilings, lots of double power sockets, lighting and an ethernet connection from the main bungalow. Access is via a double-glazed patio door.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band D.

#### Utility Services

The property has mains electricity, water and drainage connected. There is no gas supply as heating is via an air-source heat pump.

#### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

#### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.





### Bungalow



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	