



HARWOODS

Chartered Surveyors & Estate Agents



3 Ironstone Court, Finedon
Northamptonshire NN9 5LH

£399,950 Freehold

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3 Ironstone Court, Finedon, Northamptonshire NN9 5LH

A good sized 4 bedroom detached house enjoying a non-estate position within this popular and well served small town. The property has a south-easterly facing garden and has parking for at least 2 cars together with a detached double garage.

The sizeable accommodation include 3 completely separate reception rooms, 4 bedrooms, kitchen with utility room off, downstairs toilet and an en suite shower room/wc to the main bedroom. The house has also has sealed-unit double glazed timber windows and gas fired radiator central heating.

This is a good sized house in a tucked away position and would suit a family wanting to avoid estate living.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Timber panelled part-glazed front door, double radiator, ceiling coving, stairs to 1st floor, under-stairs cupboard, doors to all main rooms.

Cloakroom/WC

White suite comprising WC and washbasin. Radiator, ceiling coving and extractor fan.

Study

8'0" x 7'0" (2.44m x 2.13m)

Radiator, ceiling coving and sealed-unit double glazed timber window to the front.

Lounge

16'6" x 13'9" max (5.03m x 4.19m max)

Ceiling coving, two wall light points, radiator, sealed-unit double glazed timber window to the rear, sealed-unit double glazed French doors to the rear with similar windows flanking.

Dining Room

11'3" x 9'5" (3.43m x 2.87m)

Radiator, ceiling coving and sealed-unit double glazed timber window to the rear.

Kitchen

12'8" max x 11'2" max (3.86m max x 3.40m max)

1.5 bowl stainless steel sink, base cupboards, base drawer unit, wall cupboards and work-surface areas. Electric hob, filter hood and electric oven. Plumbing/space for dishwasher, further under-worksurface appliance space, tiled floor, double radiator, ceiling coving, wall mounted extractor fan, sealed-unit double glazed timber window to the front, door to utility room.

Utility Room

5'9" x 5'5" (1.75m x 1.65m)

Work-surface, tall storage cupboard, tiled floor, radiator, ceiling coving, plumbing/space for washing machine, sealed-unit double glazed timber window to the side, fully glazed door to the side.

First Floor Landing

Loft access, ceiling coving, linen cupboard, sealed-unit double glazed timber window to the front at half-landing height, doors off to all bedrooms and family bathroom.

Bedroom 1

14'6" max x 12'2" (4.42m max x 3.71m)

Radiator, ceiling coving, sealed-unit double glazed timber window to the rear, door to en suite.

En Suite Shower Room

White suite comprising WC, pedestal washbasin and shower enclosure.

Radiator, ceiling coving, extractor fan and sealed-unit double glazed timber window to the side.

Bedroom 2

12'6" x 8'7" (3.81m x 2.62m)

Radiator, ceiling coving and sealed-unit double glazed timber window to the rear.

Bedroom 3

11'4" x 6'6" min (3.45m x 1.98m min)

Radiator, ceiling coving and sealed-unit double glazed timber window to the front.

Bedroom 4

10'8" max x 8'6" (3.25m max x 2.59m)

Radiator, ceiling coving and sealed-unit double glazed timber window to the front.

Family Bathroom

White suite comprising WC, pedestal washbasin and panelled bath with mixer tap/hand shower. Ceiling coving, extractor fan, radiator and sealed-unit double glazed timber window to the rear.

Outside - Front

A shared driveway serving the three houses in Ironstone Court gives access from Well Street. There is a double garage (see below) and parking for two cars.

Double Garage

Garage door to front, side window for natural light, power sockets and electric light.

Outside - Rear

The rear garden has a sunny south-easterly aspect and is laid out with a patio, steps up to a lawn and garden shed/summer house. Side access on foot to the front.

Council Tax Band

North Northamptonshire Council. Council Tax Band E.

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.

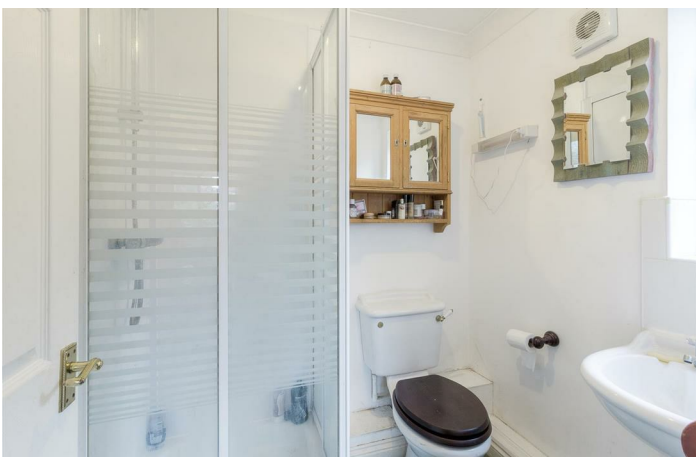
Important Note

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.

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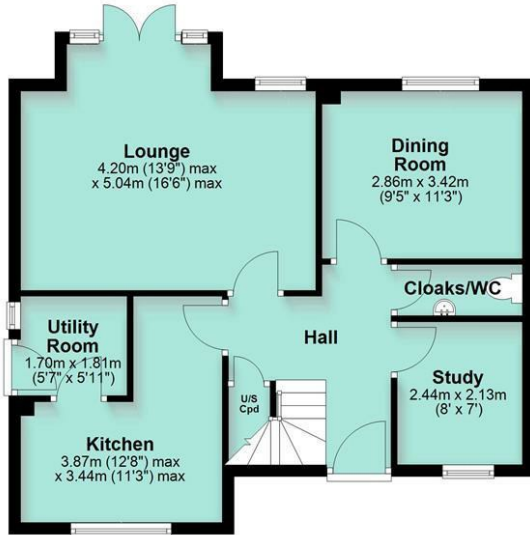
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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

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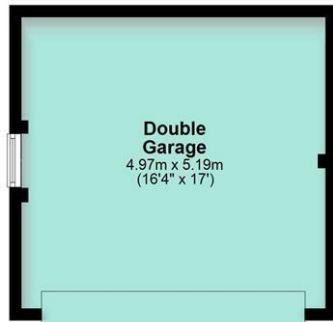
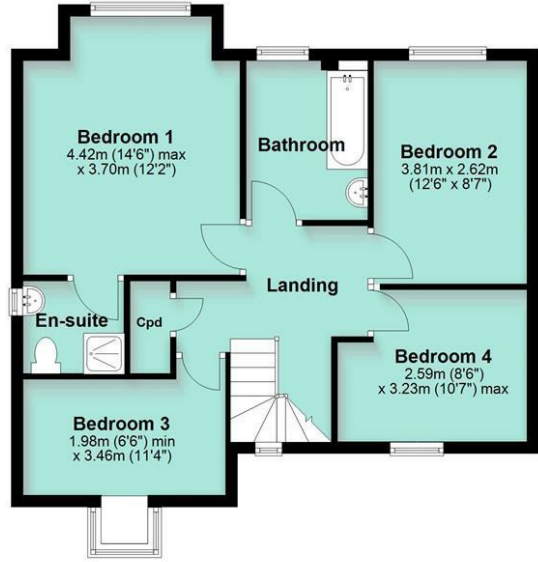




Ground Floor



First Floor



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Plan produced using PlanUp.

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

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