



# HARWOODS

Chartered Surveyors & Estate Agents



11 Orchard Road, Finedon  
Northamptonshire NN9 5JG

£399,950 Freehold

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# 11 Orchard Road, Finedon, Northamptonshire NN9 5JG

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Available with no chain. A 4 bedroom link-detached house situated in a non-estate position and offering off road parking for 2 to 3 cars, double garage and an enclosed rear garden. The property is in need of internal redecoration and some updating so would suit a buyer wanting to buy to improve. The property has attractive reconstituted stone faced elevations which gives good kerb appeal.

A main hallway gives access to all main ground floor rooms to include a living room, dining room, kitchen/breakfast room and utility. There is a conservatory accessed via the dining room. A guest cloakroom is available from the main hallway. Upstairs there are 4 bedrooms, an en suite shower room and family bathroom.

The small town of Finedon is within easy reach of the A14 and the surrounding towns of Kettering, Wellingborough and Northampton. Kettering and Wellingborough stations give rail access to London St Pancras (under an hour journey time from Wellingborough).

Harwoods hold keys for accompanied viewings.

EPC ordered & awaited.

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## The Accommodation comprises:

(Please note that all sizes are approximate only).

### Entrance Hall

Double glazed front door and side screen. Radiator, stairs to 1st floor landing, under-stairs cupboard and doors off to:

### Cloakroom/WC

White suite comprising low flush WC and pedestal washbasin. Radiator, tiled floor and double-glazed window to the side.

### Living Room

17'8" x 11'9" min (5.38m x 3.58m min)

Gas fire with mantle surround, radiator, dado rail, ceiling coving and double-glazed patio door to the rear garden.

### Dining Room

11'8" x 8'10" (3.56m x 2.69m)

Radiator, dado rail and double-glazed door to conservatory.

### Conservatory

12'2" x 7'10" (3.71m x 2.39m)

Vaulted double-glazed roof, radiator, double-glazed windows to two sides and double-glazed French door to garden.

### Kitchen/Breakfast Room

14'7" x 8'9" (4.45m x 2.67m)

Range of wood faced units and polished stone work-surface areas. Sink, integrated fridge, hob, oven and filter hood. Tiled floor, concealed Ideal Logic gas central heating boiler and double-glazed window to the front.

### Utility Room

9'1" x 6'6" (2.77m x 1.98m)

Single drainer stainless steel sink with base cupboard under. Plumbing for washing machine, double-glazed window to the side and double-glazed door to the side rear access path (leads to garage and garden).

### First Floor Landing

Double-glazed window to the side at half-landing height. Loft access, airing cupboard with lagged hot water cylinder, doors off to all bedrooms and family bathroom.

### Bedroom 1

11'8" inc wardrobes x 13'9" min (3.56m inc wardrobes x 4.19m min)

Radiator, fitted wardrobes/bedroom storage and double-glazed window to the rear. Door to en suite.

### En Suite Shower Room

Close-coupled WC, pedestal washbasin and shower. Radiator, part tiled walls and UPVC double-glazed window to the side.

### Bedroom 2

11'11" x 9'0" (3.63m x 2.74m)

Fitted wardrobe/storage, radiator and UPVC double-glazed window to the rear.

### Bedroom 3

9'2" x 8'3" (2.79m x 2.51m)

Radiator, fitted wardrobe/storage and UPVC double-glazed window to the front.

### Bedroom 4

11'6" max x 6'7" (3.51m max x 2.01m)

Radiator and UPVC double-glazed window to the front.

### Family Bathroom

Suite comprising close-coupled WC, pedestal washbasin and panelled bath. Radiator, part tiled walls and UPVC double-glazed window to the side.

### Outside - Front

Block paved driveway with parking for 2 to 3 cars. Access to the double garage.

### Double Garage

15'6" wide x 16'8" deep (4.72m wide x 5.08m deep)

Electric powered garage door, lighting, power sockets and rear door to garden.

### Rear Garden

Fully enclosed garden with timber deck, patio and lawn.

### Council Tax Band

North Northamptonshire Council. Council Tax Band D.

### 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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Plan produced using PlanUp.

