



HARWOODS

Chartered Surveyors & Estate Agents



47 Hayden Avenue, Finedon
Northamptonshire NN9 5ES

£280,000

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47 Hayden Avenue, Finedon, Northamptonshire NN9 5ES

An attractive, bay fronted 1950's built 3 bedroom semi detached family home located to the east of the town of Finedon, conveniently placed for shops, schools, parks and the A6 road network (in turn linking to the A45 and A14 road networks). The house is approximately 5 miles from the renowned Rushden Lakes Shopping and Leisure development, whilst Wellingborough Train Station (providing a direct service to London St Pancras in around 50 minutes) is 3.5 miles from the house.

The house has been extensively updated by the current owners since they purchased the house in 2016 and is tastefully decorated. The house features UPVC double glazing and gas central heating, with the accommodation comprising of entrance porch leading to a through hallway, cosy bay fronted living room with wood burning stove, kitchen dining room, utility room and cloak room and large boot room. Upstairs there are 3 bedrooms (2 double and good size single) and a refitted bathroom suite. Outside there is off road parking at the front whilst to the rear is an established garden with a North West facing.

Viewing recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Bright and spacious hallway with period staircase leading to the first floor landing. Doors to the lounge and kitchen dining room. Radiator and tile floor.

Lounge

12'0 x 12'5 (3.66m x 3.78m)

Bay fronted sitting room featuring double glazed windows, fitted carpet, fire place with wood burning stove, tile hearth, radiator and ceiling coving.

Kitchen/Dining Room

10'5 x 11'11 (3.18m x 3.63m)

Tiled flooring, range cooker, built in cupboards, larder cupboard, sink and drainer, work tops, double glazed patio doors opening onto the back garden. Door to the utility room.

Utility Room and Separate Cloakroom

Plumbing for washing machine. Door to the cloak room. The cloakroom features a WC, wash hand basin, double glazed window to the side and towel rail.

Boot Room

Good size room with doors to the front and rear gardens. Tile flooring, storage cupboard, work tops. Double glazed window to the rear.

Landing

Double glazed window to the side, fitted carpet, doors to all rooms, loft hatch.

Bedroom 1

10'6 x 12'5 (3.20m x 3.78m)

Bay fronted double glazed window, fitted carpet, radiator, in-built storage cupboard.

Bedroom 2

9'11 x 11'11 (3.02m x 3.63m)

Double glazed window to the rear, fitted carpet and radiator.

Bedroom 3

7'0 x 8'6 (2.13m x 2.59m)

Fitted carpet, double glazed window to the front, radiator.

Bathroom

Smartly refitted suite featuring 'P' shaped bath with shower over, WC, wash hand basin, airing cupboard with gas fired boiler, double glazed window to the rear, heated towel rail and shaver point.

Front Garden

The front is mainly paved with a dwarf wall to the top of the garden. A paved pathway leads to the front door whilst a hard standing driveway runs down the side of the property providing off road parking.

Rear Garden

Established, colourful garden with a North Westerly facing. The garden is divided into 2 parts with the initial section being mainly laid to lawn but featuring a paved patio and bedding on the borders. Paved pathway leads down to the second part of the garden which features an attractive Pergola, decking and vegetable planters.

Council Tax Banding

North Northamptonshire Council. Band C rating.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

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.

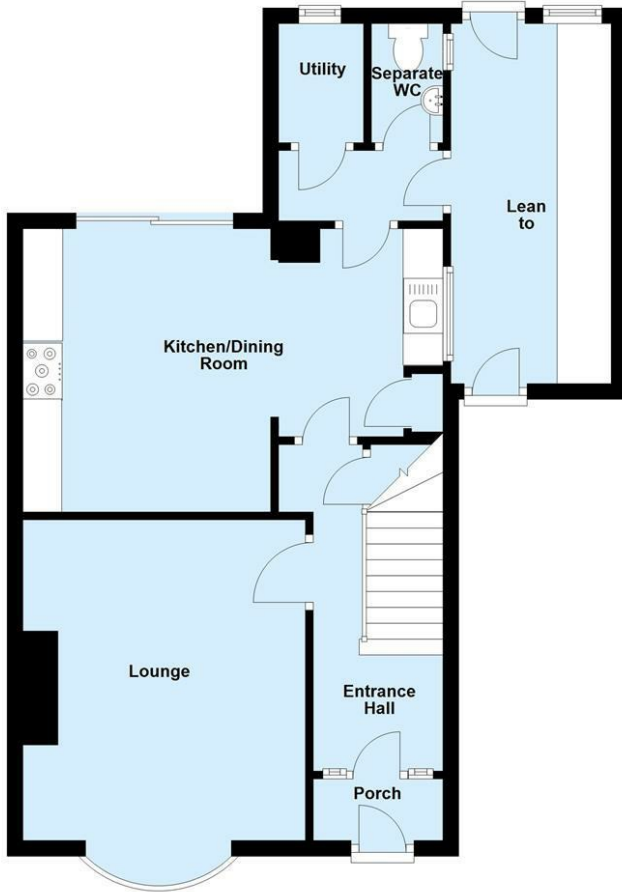




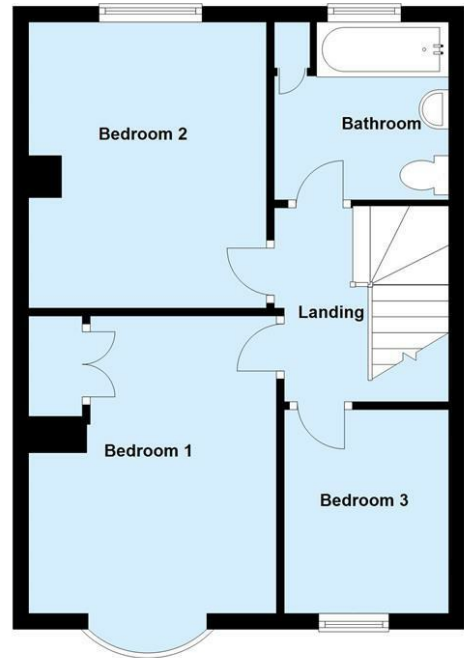
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Ground Floor



First Floor



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Plan produced using PlanUp.

