



# HARWOODS

Chartered Surveyors & Estate Agents



28 Church Street, Finedon  
Northamptonshire NN9 5NA

£545,000 Freehold

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# 28 Church Street, Finedon, Northamptonshire NN9 5NA

An unusual opportunity to purchase an early 18th century period grade II stone house with attached former shop. The former two storey shop gives lots of additional space and this could be incorporated into the main house accommodation subject to gaining any required local authority consents or would suit a buyer who wanted shop premises for a business use.

The property occupies a good sized plot with front garden, generous sized rear garden and has rear vehicular access from Avenue Close. There is ample parking and a detached stone garage with attached workshop/storage.

The main house offers two separate reception rooms, kitchen, landing, 3 bedrooms and a refitted bathroom. The two storey former shop comprises a ground floor room of approaching 38 feet in length with a similar sized second floor room over with vaulted ceiling. There is also a useful externally accessed cellar.

Finedon is a historic small Northamptonshire town with good day to day amenities, shops and great road links. A regular rail service from Wellingborough has a journey time to London St Pancras of around 55 minutes.

Viewing highly recommended.

## The Accommodation comprises:

(Please note that all sizes are approximate only).

### Entrance Hall

Panelled front door, radiator, staircase rising to 1st floor landing and panelled doors off to dining room, living room and lobby.

### Dining Room

16'9" x 11'1" (5.11m x 3.38m)

Tiled fireplace, period alcove cupboards, wall mounted glazed cupboards, double radiator and windows to the front and rear both with original shutters.

### Living Room

16'10" x 13'0" (5.13m x 3.96m)

Wood-burner with mantle surround and over-mantle mirror. Ceiling beam, two windows to the front, door to rear garden and door leading to the former shop.

### Lobby

Under-stairs cupboard. Doorway to kitchen.

### Kitchen

11'1" x 8'11" (3.38m x 2.72m)

Twin bowl sink, base cupboards, wall cupboards and work-surface areas. Rangemaster cooker. Concealed space for washing machine. Windows to side. Door to garden.

### First Floor Landing

Radiator, loft access, window to rear and doors off to all first floor rooms.

### Bedroom 1

17'0" x 11'3" (5.18m x 3.43m)

Double radiator and window to front.

### Bedroom 2

13'5" x 9'10" (4.09m x 3.00m)

Radiator and window to front.

### Bedroom 3

11'1" x 9'1" (3.38m x 2.77m)

Double radiator, airing cupboard (housing the Vaillant gas combi central heating boiler) and window to side.

### Bathroom

Refitted with a white suite comprising twin basin vanity unit, WC and bath with shower mixer tap. Column radiator/towel airer, picture rail and window to front.

### Former Shop Room - Ground Floor

37'6" x 11'1" max (11.43m x 3.38m max)

Entrance door from the street with glazed panels flanking. Windows to side and rear. Staircase rising to shop first floor. Door to rear lobby.

### Rear Lobby

Door to garden and door off to WC.

### Toilet

WC and washbasin. Window to rear.

### Former Shop - Second Floor

38'0" x 11'0" max (11.58m x 3.35m max)

Vaulted pine clad ceiling. Windows to front, side and rear.

### Rear Garden

Good sized rear garden with lawn, patio areas (one with pergola for shade), pear tree and shrubs. There is an externally accessed cellar under the main house and a garden store that is attached to the rear of the former shop (both described more fully below). The property has rear vehicular access via Avenue Close with a stone built garage and adjoining workshop (see below for sizes) located at the end of the garden. There is also ample space for parking.

### Front Garden

Low stone boundary wall to front with gated pathway leading to front door. Lawn and shrubs.

### Garage

14'7" wide x 15'8" deep (4.45m wide x 4.78m deep)

### Adjoining Workshop

14'7" deep x 10'3" (4.45m deep x 3.12m)

### Garden Store

9'0" x 6'4" (2.74m x 1.93m)

### Cellar

14'5" x 14'0" (4.39m x 4.27m)

Accessed externally via a set of steps (limited head height).

### 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.

### Council Tax & Rates

North Northamptonshire Council. The house has a Council Tax Band of D. The shop premises are subject to business rates. Rateable Value of the shop is £4,300 and so rates payable of £2145.00 as a guide. Prospective purchasers should make their own enquiries to verify these figures.

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Plan produced using PlanUp.

