



**HENDERSON
CONNELLAN**
ESTATE AGENTS

High Street, Finedon NN9 5JN

"Historically Speaking"

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"Historically Speaking"

This 17th century cottage situated moments from the heart of Finedon combines character and convenience with easy access to a wealth of amenities within Finedon as well as a short drive to Rushden Lakes and Wellingborough mainline railway which connect with St Pancras in under an hour. The charming interior benefits from gas central heating with period exposed brick elevation and wall and ceiling beams.

The fabulous dining hall has a fabulous period range with working fire which extends to a snug area, the living room enjoys the warmth of a open fire, there is a versatile study and a kitchen/breakfast room with select AEG appliances and peninsular breakfast bar. Upstairs there are three bedrooms, two which are double in size, the principal bedroom with dressing area. Outside the generous, mature garden is split level with attractive plantings, seating areas and covered garden kitchen area. An exceptional period home in a very convenient setting.

Living Room - 4.17m x 3.15m (13'8" x 10'4")

Kitchen - 3.48m x 3.45m (11'5" x 11'4")

Dining Hall - 5.89m x 3.81m (19'4" x 12'6")

Bedroom 1 - 3.63m x 3.15m (11'11" x 10'4")

Bedroom 2 - 3.2m x 2.54m (10'6" x 8'4")

Bedroom 3 - 2.36m x 2.34m (7'9" x 7'8")

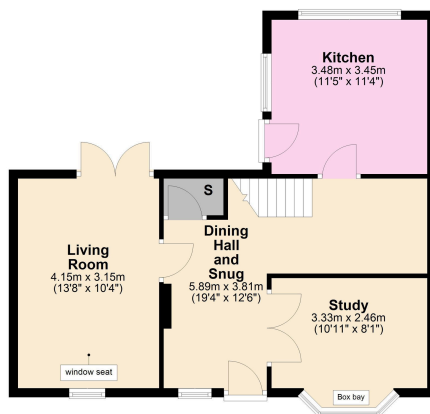
Bathroom - 2.26m x 1.68m (7'5" x 5'6")





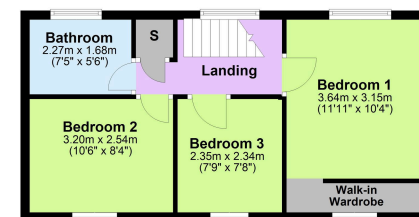
- 17th Century double fronted mid terrace cottage
- Large rear garden
- Open fire places
- EPC RATING: PENDING
- Character features
- Mostly AEG appliances
- Three bedrooms
- COUNCIL TAX: C

Ground Floor
Approx. 55.2 sq. metres (593.7 sq. feet)



Total area: approx. 93.5 sq. metres (1006.6 sq. feet)

First Floor
Approx. 38.4 sq. metres (412.9 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering,
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