



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Orchard Court, Finedon NN9

"Traditional Values, Modern Design"

🛏 4 🍳 3 🛋 2



"Traditional Values, Modern Design"

This striking, stone link-detached home occupies a corner position within this exclusive enclave. The heart of Finedon, offers a wealth of amenities, Rushden Lakes is a short drive away as well as both Wellingborough and Kettering mainline railway connecting with St Pancras International in under an hour. The substantial, versatile interior showcases exceptional modern design to include an entrance hall, guest cloakroom, snug, utility room and a stunning free flowing kitchen/dining/living room with designer units and the warmth of a wood burner creating a wonderful social space. High quality finishes are evident at every turn, from the specialist wood effect flooring to the granite work surfaces in the kitchen. Upstairs the spacious theme continues with four bedrooms arranged over two floors, the first floor with two double bedrooms both with ensuite, the second floor with two further double bedrooms and a bathroom. The property benefits from two allocated parking spaces and a lovely south-facing courtyard garden, perfect for outdoor entertaining.

Kitchen/Dining/Living Room - 8.74m x 6.2m (28'8" x 20'4")

Study/Snug - 4.57m x 2.92m (15'0" x 9'7")

Utility Room - 2.87m x 2.77m (9'5" x 9'1")

WC - 2.11m x 1.35m (6'11" x 4'5")

Bedroom 1 - 4.78m x 3.56m (15'8" x 11'8")

Ensuite 1 - 2.29m x 2.16m (7'6" x 7'1")

Bedroom 2 - 4.09m x 3.61m (13'5" x 11'10")

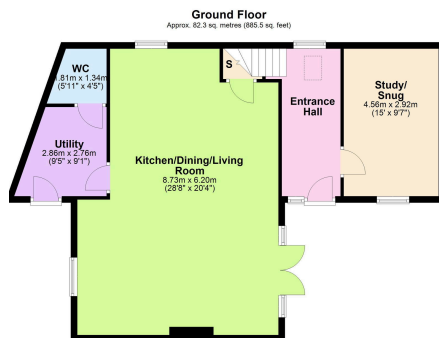
Ensuite 2 - 2.21m x 1.96m (7'3" x 6'5")

Bedroom 3 - 6.2m x 3.51m (20'4" x 11'6")

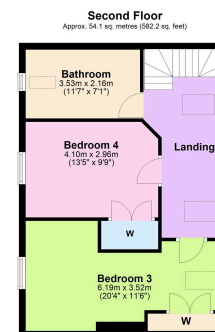
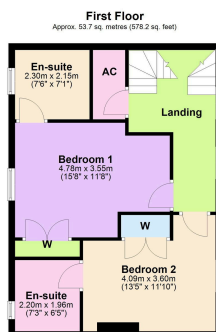
Bedroom 4 - 4.09m x 2.97m (13'5" x 9'9")

Bathroom - 3.53m x 2.16m (11'7" x 7'1")





Total area: approx. 190.1 sq. metres (2045.9 sq. feet)



- Link Detached
- Two off road parking spaces
- South facing courtyard garden
- Contemporary style throughout
- Four Bedrooms over two floors
- Three Bathrooms
- Gas central heating
- UVPC double glazed windows
- EPC RATING: C
- COUNCIL TAX: B



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,
Northamptonshire, NN16 0AJ

