



13 Kenmuir Road
Finedon, NN9 5LS

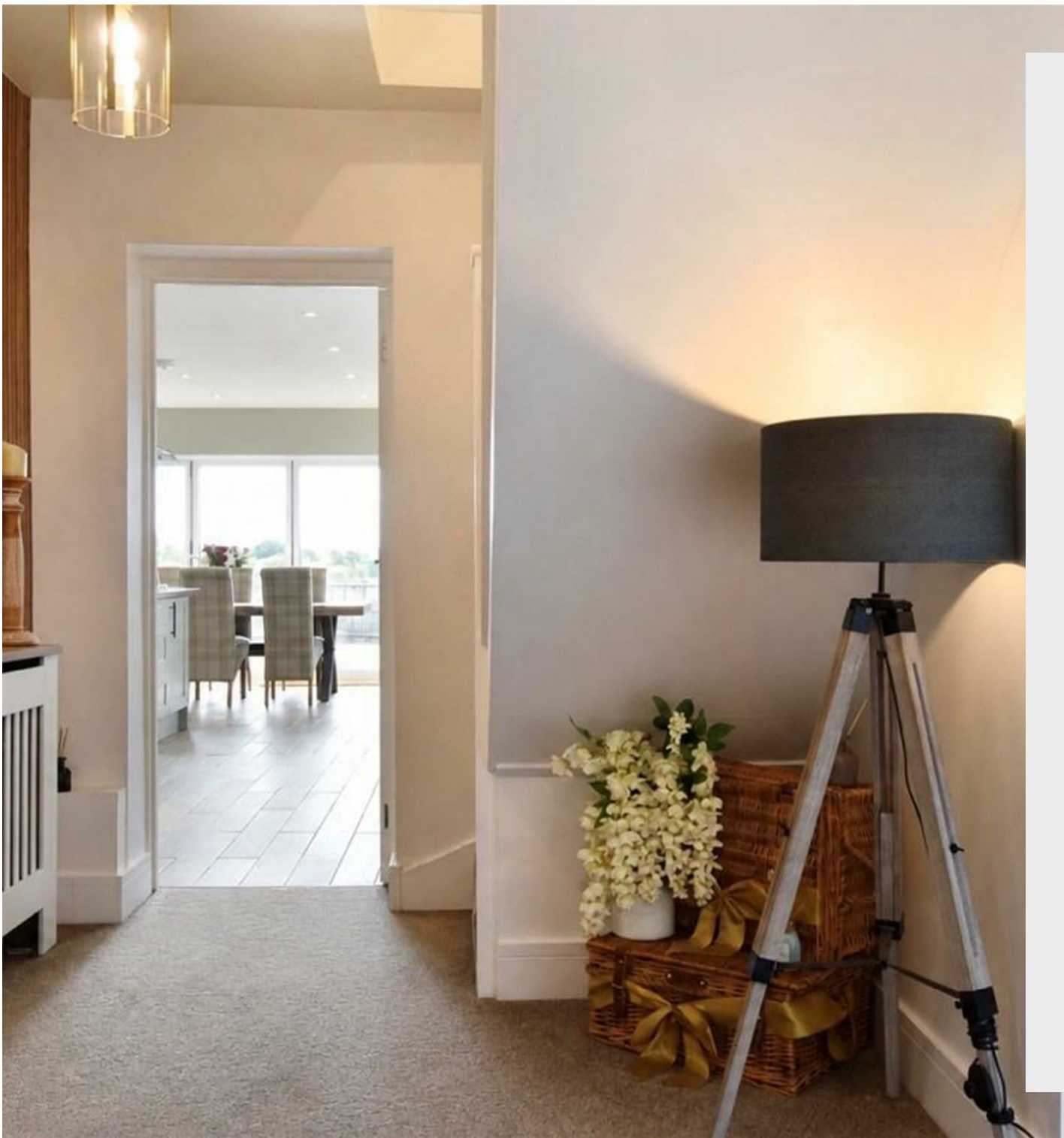


Simpson & Partners

13 Kenmuir Road

An exceptional countryside retreat occupying a superb position on the edge of the highly sought after market town of Finedon. This beautifully extended three bedroom detached dormer bungalow enjoys panoramic views across rolling open countryside, while remaining within easy walking distance of the town's excellent amenities.

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About the Property

An exceptional countryside retreat occupying a superb position on the edge of the highly sought after market town of Finedon. This beautifully extended three bedroom detached dormer bungalow enjoys panoramic views across rolling open countryside, while remaining within easy walking distance of the town's excellent amenities.

Set behind an attractive in and out driveway providing ample off road parking for multiple vehicles, this remarkable home offers far more than first impressions suggest. Deceptively spacious and thoughtfully enhanced by the current owners, the property combines stylish modern living with warmth, comfort and outstanding entertaining space.

Significant recent improvements include high quality UPVC double glazing windows and doors installed by the respected local company T&K Windows in 2023 and a charming wood burning stove added in 2021, ensuring both efficiency and peace of mind.

Upon entering, a welcoming central hallway leads to a beautifully presented lounge, where a feature fireplace and wood burning stove create the perfect setting for relaxing evenings. The ground floor also offers two generously proportioned double bedrooms and a luxurious four piece family bathroom featuring a separate double shower enclosure.

The true heart of the home is undoubtedly the spectacular 25ft x 15ft open-plan kitchen, dining and family room. Designed with modern lifestyles in mind, this impressive space boasts a stylish central island with ceramic hob and extractor, a built-in stainless-steel oven, and an abundance of natural light. Expansive bi-fold doors open seamlessly onto a substantial timber decked terrace and a large lawned garden beyond, creating an exceptional indoor outdoor living experience that is ideal for family gatherings, entertaining guests, or simply enjoying the stunning surroundings.

Price £475,000



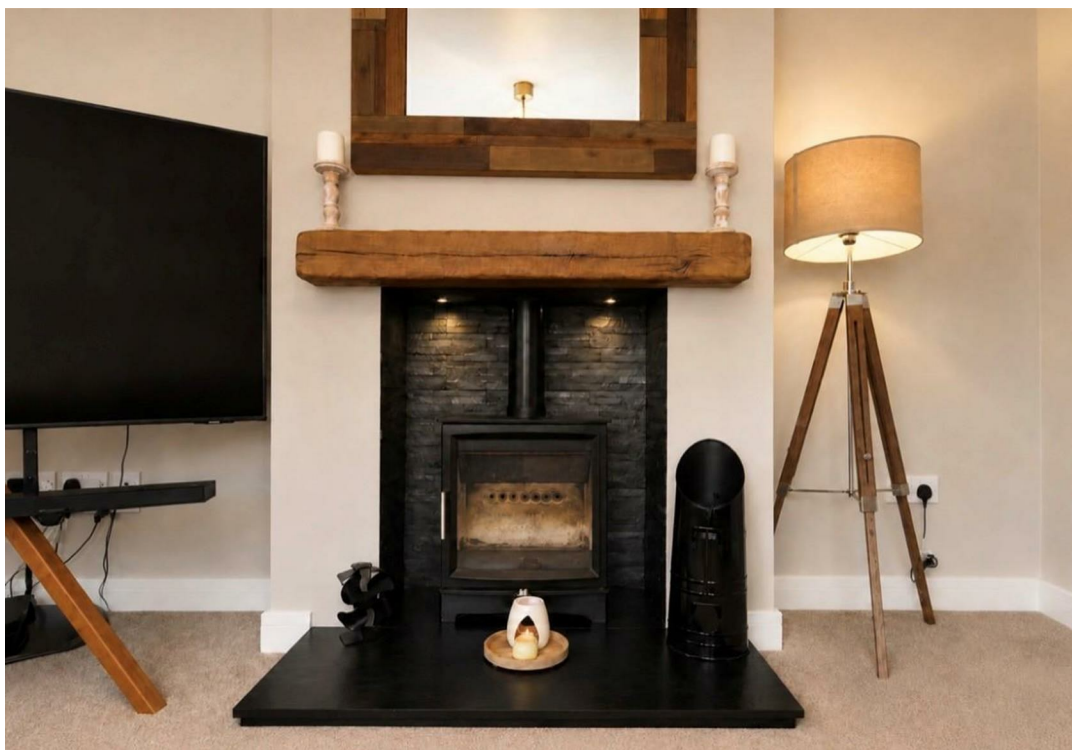
The first floor continues to impress, offering a spacious double bedroom complete with a dedicated dressing area and a beautifully appointed en-suite shower room, creating a private and peaceful sanctuary away from the main living accommodation.

Externally, the generous rear garden provides an idyllic setting for outdoor enjoyment, complemented by an additional decked seating area and a substantial garden shed.

Finedon itself is a town steeped in history, mentioned in the Domesday Book of 1086 as "Tingdene," when it was a substantial royal manor once held by Queen Edith, wife of Edward the Confessor. The town is renowned for its handsome ironstone architecture, much of it built from locally quarried stone during the ironstone boom of the 19th century, and its magnificent medieval church of St Mary the Virgin, regarded as one of the finest in the county. Local landmarks include the distinctive Finedon Obelisk and the historic Bell Inn, which lays claim to being one of the oldest licensed public houses in England. With its rich heritage, thriving community, welcoming local shops and pubs, and excellent road links to Wellingborough, Kettering and the A14 and A45, Finedon offers the perfect blend of character, convenience and countryside living.

This is a rare opportunity to acquire a truly versatile and deceptively spacious home in a desirable location, combining contemporary comfort with spectacular countryside views. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Please note: completion of the sale cannot take place before May 2027.







Stunning Garden With Countryside Views.







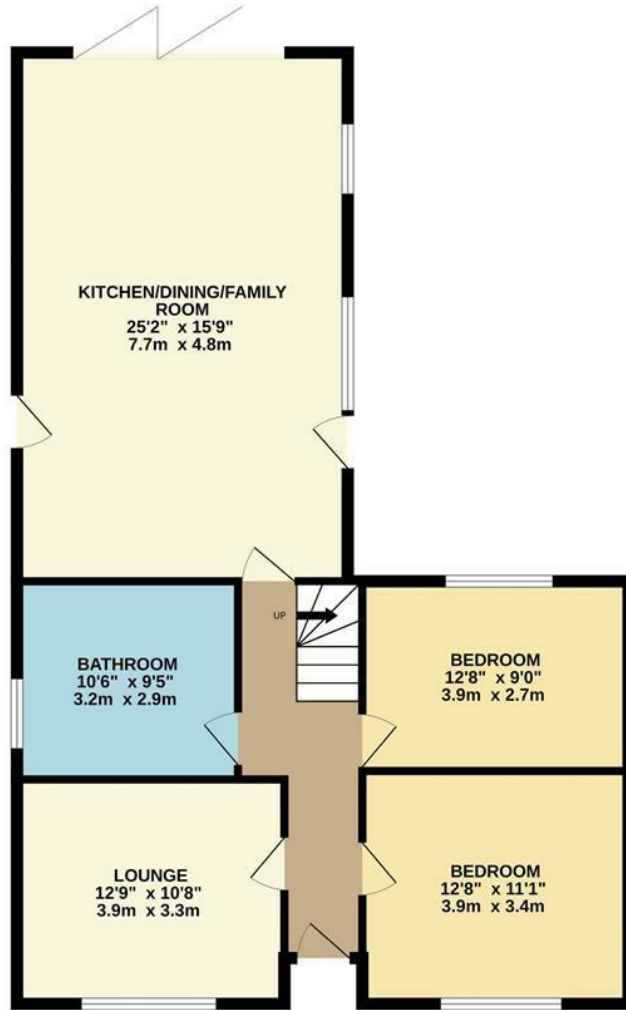
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

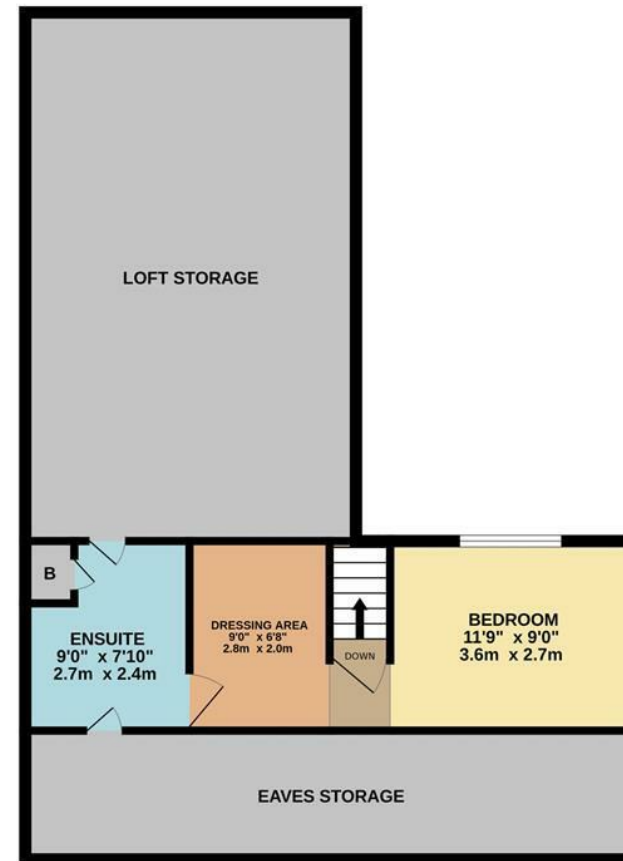


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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