12 Finedon Hall
Mackworth Drive
Finedon
NN9 5NL

£300,000

OSCAR JAMES

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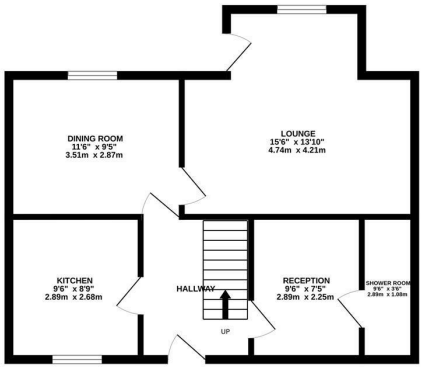
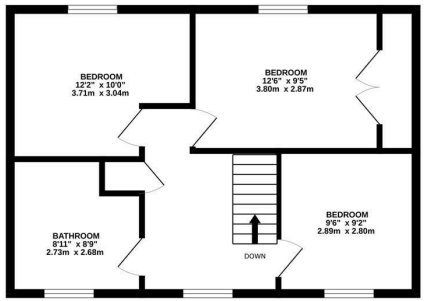
# FLOOR PLANS

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.




1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.




TOTAL FLOOR AREA : 1063 sq.ft. (98.8 sq.m.) approx.

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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# AT A GLANCE...

- Three reception rooms
- Fitted kitchen
- Three double bedrooms
- Ground floor shower room and upstairs family bathroom with utility facilities
- Immaculately presented front and rear grounds
- Allocated off road parking for two vehicles

# WHAT'S GREAT?

Nestled within the charming location of Finedon Hall, this delightful three-bedroom home in Finedon forms part of the prestigious Finedon Hall development, a stunning Grade II listed building set within beautifully maintained communal grounds.

This attractive leasehold property offers a wonderful blend of character, comfort and modern living, making it an excellent choice for families, professionals, or those seeking a unique home in an elegant setting.

The property offers a spacious and well-designed layout. Upon entering, you are welcomed into an entrance hallway providing access to the first reception which overlooks the front and would ideal as a home office. The well-appointed kitchen provides ample storage and generous worktop space, making it both practical and functional. The kitchen connects to the dining room which is bright and airy and flows seamlessly into the living room, which enjoys access to the beautiful grounds to the rear.

Upstairs, you will find three double bedrooms, the master with built in wardrobes. The home also benefits from an upstairs bathroom and a ground floor shower room, providing added convenience for busy households.

Externally, the property enjoys off-road parking for two vehicles and access to the beautifully landscaped communal grounds surrounding Finedon Hall, offering a peaceful and picturesque setting.

Finedon is known for its strong community spirit and convenient local amenities, including shops, cafés, schools, and parks, all within easy reach. The property also benefits from excellent transport links to Wellingborough and its mainline railway station, making it an ideal option for commuters.

Overall, this property presents a fantastic opportunity to acquire a spacious home within the sought-after Finedon Hall development, combining historic charm with modern-day practicality. Early viewing is highly recommended.

Agent note:
Service charge of approx. £280pcm
Leasehold: Approx 974 years remaining

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# SELLER'S SECRET

## Why we like it....

A rare opportunity to purchase a unique home in a desirable setting.

## To buy or not to buy....


OSCAR JAMES

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