

HENDERSON CONNELLAN

ESTATE AGENTS



Mulso Road, Finedon NN9

"Double The Possibilities"

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The striking, period home is full of character set within wonderful gardens, occupying a double width plot that opens up a world of possibilities. There is a generous private driveway with parking for three cars leading to a single garage with electric car charger, double gates open through to a further private driveway, and the beautifully kept gardens perfect for outdoor living, but also with the added bonus of planning permission for a detached home (planning reference 25/02059/OUT). The interior is finished to a high specification with gas central heating, solar panels and UPVC double glazing most of which are in a sash style, the entrance vestibule leads to the living room with period fireplace and bay window, the versatile snug has a "clear view" multi fuel burner, the kitchen/dining room is a great social space with adjoining conservatory overlooking the garden complete with boot room and guest cloakroom. Upstairs there are three double bedrooms and a fabulous bathroom with roll top bath and separate shower enclosure. Finedon offers a wealth of amenities with parkland walks, Rushden lakes as well as Kettering and Wellingborough are within easy reach along with their respective railway lines reaching St Pancras in under an hour. Whether enjoyed as it stands or with an eye to the future, this is a home with plenty more to offer.

Living Room - 3.78m x 3.76m (12'5" x 12'4")

Snug - 3.78m x 3.78m (12'5" x 12'5")

Kitchen/Dining Room - 6.93m x 3.33m (22'9" x 10'11")

Rear Porch/Boot Room - 2.21m x 1.52m (7'3" x 5'0")

WC - 1.52m x 1.09m (5'0" x 3'7")

Conservatory - 5.79m x 2.95m (19'0" x 9'8")

Bedroom One - 3.81m x 3.81m (12'6" x 12'6")

Bedroom Two - 3.78m x 3.76m (12'5" x 12'4")

Bedroom Three - 3.51m x 3.33m (11'6" x 10'11")

Bathroom - 3.38m x 3.33m (11'1" x 10'11")

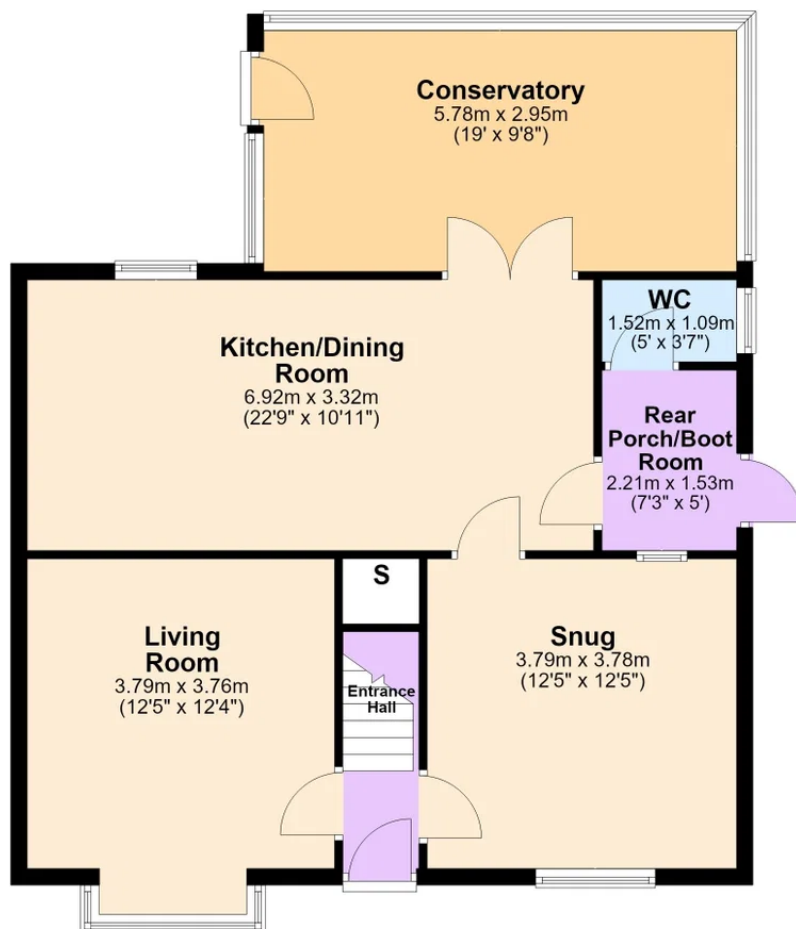
- Gas Central Heating and UPVC double glazing
- Solar panels aid efficiency
- Living Room and Snug with feature fireplaces
- Generous Kitchen/Dining Room
- Significant plot with planning permission for a detached home
- EPC RATING: A
- COUNCIL TAX: C
- Tenure: Freehold





Ground Floor

Approx. 80.6 sq. metres (867.3 sq. feet)



First Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



Total area: approx. 140.9 sq. metres (1516.1 sq. feet)

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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.

