



HARWOODS

Chartered Surveyors & Estate Agents



28 Ewenfield Road, Finedon
NN9 5LR

£265,000 Freehold

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28 Ewenfield Road, Finedon, NN9 5LR

A smartly presented three-bedroom semi-detached home, situated on the edge of the popular town of Finedon and enjoying attractive views across open countryside to the rear.

The property offers well-proportioned accommodation throughout, comprising a spacious entrance hall, comfortable lounge, kitchen/breakfast room, utility room and cloakroom/WC. To the first floor are three bedrooms, including two doubles and a good-sized single bedroom, together with a refitted family bathroom.

Outside, the property has generous gardens to both the front and rear, with the rear garden backing onto open fields. Additionally, there is a gravelled driveway at the front of the house that provides off-road parking for three to four vehicles with EV charger point.

Finedon is a small and historic market town, surrounded by attractive countryside and conveniently positioned between the larger towns of Wellingborough and Kettering. The town offers a range of local amenities including a primary school, shops, church, parkland and cricket club. Excellent road links are available via the A45, A6 and A14, providing access to both the M1 and A1. Wellingborough railway station is located just over 2.5 miles away and offers direct services to London St Pancras in approximately 50 minutes.

Viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Spacious and well presented hallway that features a composite double glazed door, wood effect lino flooring, radiator, carpeted stairs rising to the first floor, understairs cupboard, pantry and doors to the all ground floor rooms.

Living Room

12'4" x 12'8" (3.76m x 3.86m)

Attractive reception room that features a fitted carpet, double glazed window to the rear, radiator and contemporary gas fire.

Kitchen Breakfast Room

12'4" x 10'3" (3.76m x 3.12m)

Refitted kitchen that features base and wall mounted cupboards, work tops, pull out drawers, integrated gas hob, raised oven, plumbing for a dishwasher, steel sink and drainer, tile splash backs, wall mounted combination boiler, double glazed windows to the side and rear,

Utility Room, Cloak Room and Store

6'0" x 5'9" (1.83m x 1.75m)

Useful utility room that features work top, plumbing for a washing machine, under counter cupboard, door to the WC and store room.

Bedroom 1

10'8" x 12'9" (3.25m x 3.89m)

Lovely size master bedroom that features fitted carpet, double glazed window and radiator.

Bedroom 2

10'8" x 10'7" (3.25m x 3.23m)

Good size second bedroom that features fitted carpet, radiator, built in wardrobe and double glazed window to the rear.

Bedroom 3

7'8" x 9'9" (2.34m x 2.97m)

Presently used as an office, the third bedroom is a decent size and would take a single bed and furniture. Fitted cupboard, double glazed window and radiator.

Bathroom

Modern suite comprising of WC, wash hand basin, bath with shower over and double glazed window to the side.

Front Garden & Driveway

The house has a generous frontage with large lawn garden and gravelled driveway that can fit 3-4 vehicles. Additionally there is an EV charger point. Gated side access to the rear garden.

Rear Garden

A real feature of the property is the lovely size garden that backs on to open countryside. The garden enjoys a sunny, south westerly facing and features a paved patio area, along with a long lawn garden. Additionally, there is a brick outbuilding.

Agents Note

Remedial work has been carried out on the drains at the property, Harwoods hold a copy of the Structural Adequacy Certificate and Schedule of works.

Council Tax

North Northamptonshire Council. Band B rating.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.



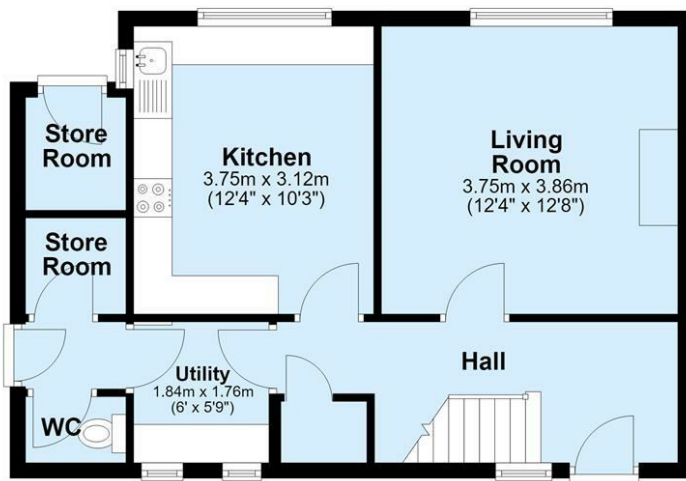


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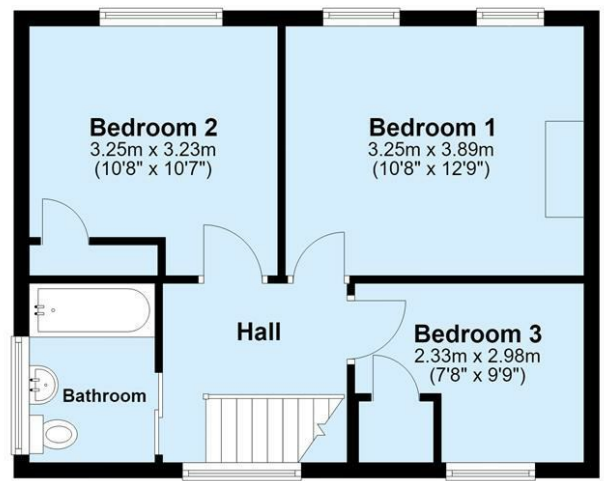
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Ground Floor



First Floor



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	