



HARWOODS

Chartered Surveyors & Estate Agents



1B Irthlingborough Road, Finedon
Northamptonshire NN9 5EH

£499,950 Freehold

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1B Irthlingborough Road, Finedon, Northamptonshire NN9 5EH

A very spacious and well appointed five bedroom detached house in a non-estate location within the popular small town of Finedon. The property was built in 2005 and has since been updated by the current owners with refitted kitchen units, refitted utility, refitted family bathroom and a new gas boiler in late 2021. When the current owners purchased the house they were attracted by the size of rooms and convenient location. The property is within easy reach of the A14 and Wellingborough railway station (London St Pancras in around 50 minutes).

This is an ideal home for a family wanting generous space with five double bedrooms (four of which are very large) and a large 33 ft (10m) kitchen/dining/family room with bi-fold doors. There is also lots of parking, a large garage and easily managed garden that gives good levels of privacy. UPVC double-glazing and owned solar panels with capacity of just under 4kw.

The full accommodation on offer includes a hallway, large cloakroom/WC, living room with multifuel stove, refitted kitchen/dining/family room, warm roof conservatory, refitted utility room, landing, five double bedrooms, full en suite bathroom (bath and separate shower) and a refitted family bathroom which includes both an Omnitub soaking bath and separate shower area.

This is a house that very much needs to be visited to fully appreciate what is on offer and viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Composite double-glazed front door and double-glazed side screens. Radiator, ceiling coving, stairs rising to 1st floor landing, double width doorway to living room, doorway to kitchen and door to cloakroom/WC.

Cloakroom/WC

A good sized cloakroom with vanity washbasin/storage and WC with concealed cistern. Radiator, ceiling coving and extractor fan.

Living Room

17'11" plus bay x 11'0" (5.46m plus bay x 3.35m)

Multifuel stove to chimney recess and oak mantle. Radiator, ceiling coving and UPVC double-glazed bay window to the front with fitted window seat/storage.

Kitchen/Dining/Family Room

32'10" x 10'6" (10.01m x 3.20m)

Refitted in 2019 by Wrenn Kitchens with a comprehensive range of charcoal grey coloured units and contrasting white quartz worktops with peninsular breakfast bar. 1.5 bowl sink with boiling tap, two ovens, five burner gas hob, integrated dishwasher, integrated fridge and wine fridge. Bi-fold double-glazed doors to the garden, UPVC double-glazed window overlooking the garden and further opening giving access to the conservatory. Ceiling coving, vertical radiator and fitted storage to one wall incorporating a tropical fish tank which is excluded from the sale but may be available by separate negotiation. Door to utility room.

Conservatory

8'10" max x 9'0" max (2.69m max x 2.74m max)

Warm roof conservatory with UPVC double-glazed windows and double doors to the garden.

Utility Room

11'3" x 5'10" (3.43m x 1.78m)

Range of units and work-surface to match the kitchen. Stainless steel sink, radiator, plumbing for washing machine, ceiling coving, UPVC double-glazed door to the outside and personnel door to garage.

First Floor Landing

Loft access with pull down ladder (the loft is part boarded and has lighting). Built-in cupboard housing a Megaflow pressurised hot water cylinder. Panelled doors off to all bedrooms and family bathroom.

Bedroom 1

16'5" x 14'9" max (5.00m x 4.50m max)

A very large main bedroom with radiator, ceiling coving and UPVC double-glazed window to the front. Door to en suite.

En Suite Bathroom

8'0" max x 6'10" max (2.44m max x 2.08m max)

Suite comprising spa bath, shower enclosure, WC and pedestal washbasin.

Bedroom 2

13'4" x 13'1" min (4.06m x 3.99m min)

Radiator, ceiling coving and UPVC double-glazed window to the front.

Bedroom 3

12'0" x 11'5" (3.66m x 3.48m)

Radiator, ceiling coving and UPVC double-glazed window to the rear.

Bedroom 4

12'1" max x 12'0" max (3.68m max x 3.66m max)

Radiator, ceiling coving and UPVC double-glazed window to the rear.

Bedroom 5

9'11" x 8'6" (3.02m x 2.59m)

Radiator, ceiling coving and UPVC double-glazed window to the side.

Family Bathroom

8'4" max x 8'3" (2.54m max x 2.51m)

Refitted to offer an upgraded suite that includes an Omnitub deep soaking bath, separate large shower tray (with rainfall and flexible hose shower heads), circular washbasin with vanity storage under and a WC with concealed cistern. Chrome towel radiator, ceiling coving, extractor fan and UPVC double-glazed window to the rear.

Outside - Front

The frontage of the property is block paved to allow for ample space to park several cars off road. The drive area also gives direct access to the garage. Large mature tree with tree preservation order.

Large Garage

A generous sized garage with good ceiling height and remote operated roller door. Lighting, power sockets and Worcester gas central heating boiler (replaced in December 2021). Personnel door leading into the utility room.

Outside - Rear Garden

The rear garden is rectangular in shape and is fully enclosed by a combination of a character brick wall and side fencing. The garden affords good levels of privacy (particularly in Summer months) and has been designed for ease of maintenance with artificial lawn and timber deck patio areas. Large mature grape vine. Hot tub. Gated side access on foot from the front drive.

Council Tax Band

North Northamptonshire Council. Council Tax Band E.

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.

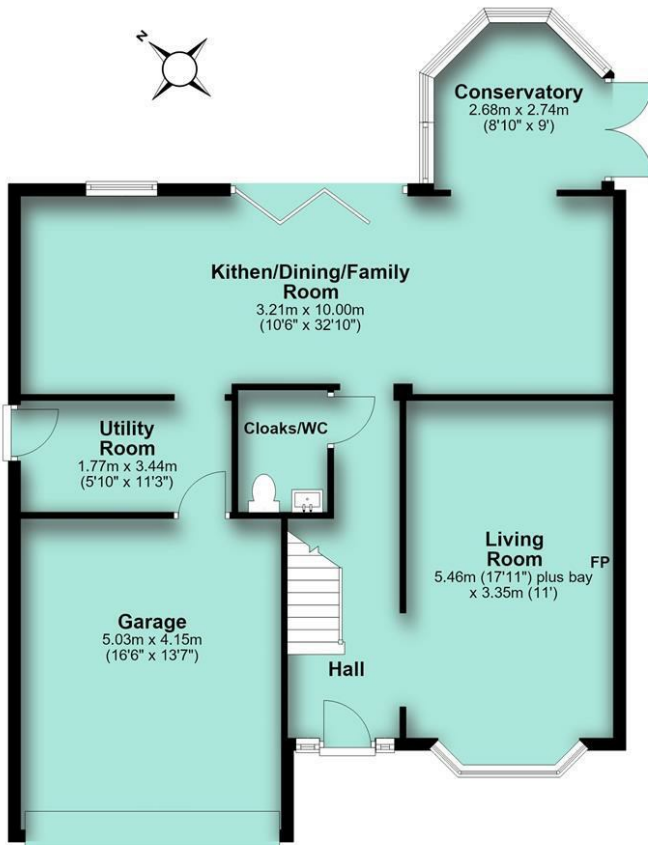




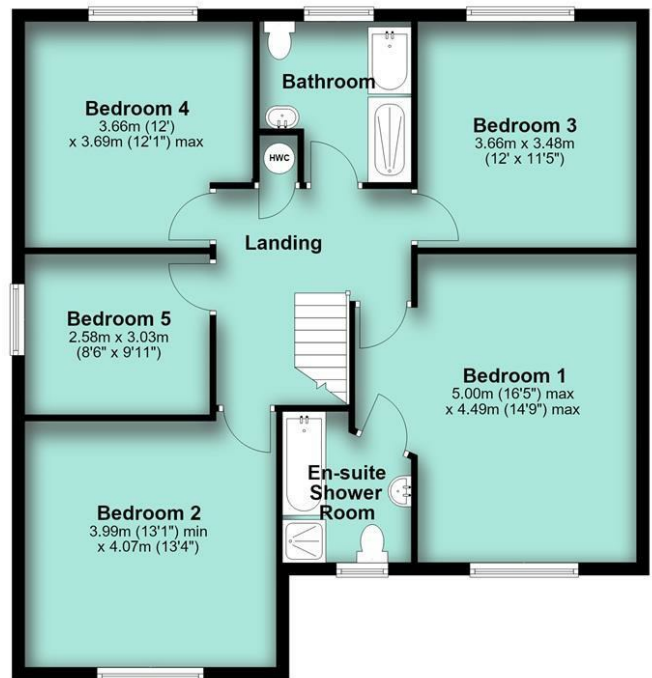
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Ground Floor



First Floor



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Plan produced using PlanUp.

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	