

30 Orchard Road  
Finedon  
NN9 5JG

£315,000



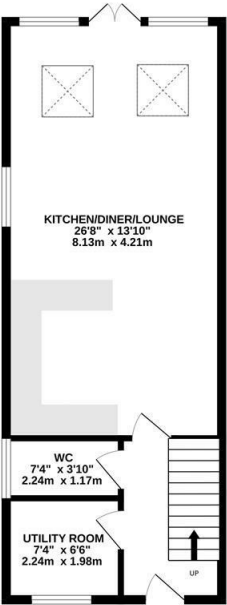
OSCAR JAMES

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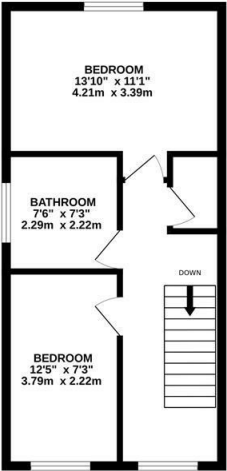


# FLOOR PLANS

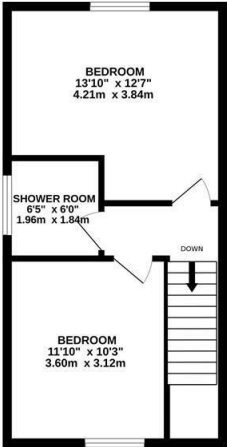
GROUND FLOOR  
511 sq ft. (47.5 sq.m.) approx.



1ST FLOOR  
405 sq ft. (37.7 sq.m.) approx.



2ND FLOOR  
385 sq ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 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...



26'8" Open Planned - Kitchen, Diner, Family Room



Base & Eye-Level Units. Integrated Appliances & Stone Worktops



4 Double Bedrooms



Family Bathroom, Second Floor Shower Room, Downstairs W/C



South Facing, Landscaped Garden



Off Road Parking for 2 Vehicles, Side-by-Side





## WHAT'S GREAT?

This impressive four-bedroom, semi-detached home on Orchard Road, Finedon with off-road parking blends timeless stone-built charm with stylish modern living. The property's beautiful stone wall frontage creates instant kerb appeal, while inside you'll find a thoughtfully designed interior finished to a high standard.

The ground floor boast underfloor heating throughout, powered by an efficient air source heating system, creating a warm and welcoming feel. A spacious utility room and convenient W/C.

At the heart of the home lies the magnificent 26'8" open-plan kitchen, dining and family room. This space has been thoughtfully designed to provide an ideal layout for both everyday family life and entertaining on a larger scale. The kitchen itself is finished to an exceptional standard, boasting sleek stone worktops, a range of quality base and eye-level units, and a selection of built-in appliances, offering both practicality and style. The generous proportions of the room allow space for a large dining table, making it the perfect spot for family

gatherings or dinner parties. Beyond, a welcoming seating area benefits from a striking vaulted ceiling, complete with Velux windows that flood the space with natural light, while French doors open seamlessly onto the landscaped rear garden. This connection between indoor and outdoor living makes the home ideal for summer evenings and entertaining friends.

On the first floor are two generously sized double bedrooms and a stylish family bathroom. The top floor features two further double bedrooms alongside a modern shower room, providing versatile living arrangements for families or guests.

Outside, the private garden has been beautifully landscaped for easy maintenance, with a slatted seating area and artificial lawn – perfect for entertaining or relaxing.

This home is perfect for those seeking modern family living within a characterful stone-built property, all set in a desirable location in Finedon.

...expect excellence





# SELLER'S SECRET

We bought it new in 2019. Its been a fantastic home for us. The finish from the developer was fantastic and the open planned aspect is a real highlight



## Why we like it....

In our opinion, this property blends character aesthetics with modern comforts. All done to a very high standard

# OSCAR JAMES

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To buy or not to buy....

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