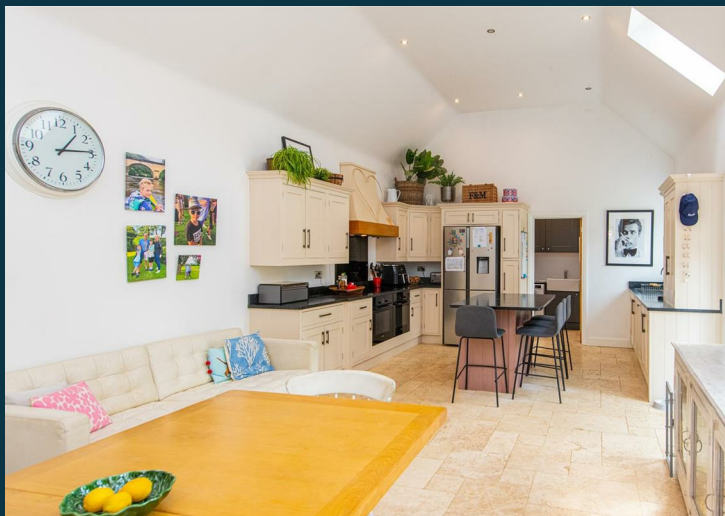


7 Orchard Court
Finedon
NN9 5SE

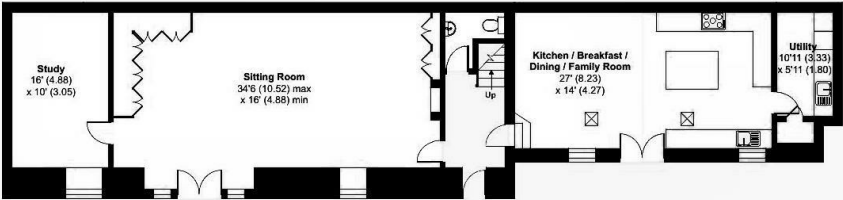
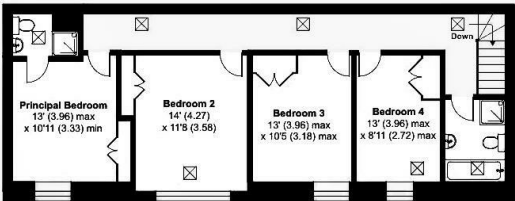
£525,000



OSCAR JAMES
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FLOOR PLANS

Approximate Area = 2294 sq ft / 213.1 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2024. Produced for Michael Graham Estate Agents. REF: 1206816

Approximate Area = 2294 sq ft / 213.1 sq m

For identification only - Not to scale



AT A GLANCE...



Four spacious receptions



A show stopping kitchen/breakfast/family room and utility/boot room



Four double bedrooms



Ground floor WC, family bathroom and ensuite shower room



Sunny garden



Sweeping driveway



WHAT'S GREAT?

Situated behind private gates in the heart of Finedon, Wellingborough, Oscar James are proud to represent the owners of this exquisite Grade II listed barn conversion at Orchard Court. The property offers a unique blend of rustic charm and modern living.

Upon entering, the hallway gives access to a marvellous lounge/diner which is saturated with light, has patio doors onto the rear garden and boasts a multi-fuel burner. Further to this, you will find a kitchen/breakfast/family room complete with ample storage, vaulted ceilings, Velux windows and has doors leading both outside and to a useful boot room/utility. With underfloor heating throughout the ground floor you can feel that no expense has been spared with the internal finish. Lastly, an additional reception, currently used as a home office and a WC complete this floor.

Upstairs boasts a four-piece principal bathroom and four generously sized bedrooms each with built-in wardrobes: the master enjoying ensuite shower room facilities. Each bedroom is designed to provide comfort and tranquillity, making it a perfect retreat after a long day. Once

again Velux windows flood the second floor with light.

One of the standout features of this barn conversion is the outdoor space, the garden is a sun trap! The sweeping driveway provides ample parking for several vehicles and there is also an EV charging point which adds to the practicality for both the home owners and visitors.

Finedon is a sought-after location offering a community atmosphere, with local amenities and beautiful countryside walks nearby in addition to being just a short drive from both Kettering or Wellingborough's railway with direct routes to London St Pancras within the hour.

This barn conversion is not just a home; it is a lifestyle choice, combining the best of rural living with the comforts of modern amenities., this home is sure to impress.

Call sole selling agents Oscar James to make your viewing arrangements.

...expect excellence



SELLER'S SECRET

We have thoroughly enjoyed living here. The kitchen is a fantastic area to host friends - it really is a great entertaining space!



Why we like it....

A unique home, thoughtfully designed and presented immaculately throughout.

OSCAR JAMES

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To buy or not to buy....
