



81 Midland Road, Raunds, Wellingborough,  
Northamptonshire. NN9 6JF





£300,000

Freehold

Frosty Fields Estate Agents are please to introduce this mature semi-detached family home within Raunds. Set back on Midland Road it commands its own unique appeal to anyone searching for a special home. It offers space and privacy all at the same time. It you like the older style classic properties, then this beautiful home is waiting to be loved and lived in with No Upper Chain.





#### Entrance

Enter this lovely mature family home by the composite door to the front.

#### Entrance Hallway

Beautiful hallway is filled with natural light and oozes with a warm welcoming feeling. There is fashionable wood effect laminate flooring, stairs rising to the first floor. The hallway is enhanced by light through the wooden glazed doors which open into the lounge and into an inner passage before entering into the kitchen / dining room. There is a radiator plus cover over, telephone point, The understairs cupboard housing a small uPVC window to the side, shelving and consumer unit.

#### Lounge

3.63m x 4.85m (11' 11" x 15' 11") The lounge is featured with a bay style uPVC window to the front. This lovely sized lounge is styled in modern grey carpets and featured wall paper with shelving. There is a radiator with cover, telephone point and TV point for Virgin media & BT.

#### Inner Passage

Small inner passage via the inset stain glass windows adds to the character of this beautiful home. There is a small cupboard housing shelving and consumer unit. uPVC window to the side aspect.

#### Kitchen/Dining Room

3.02m x 5.74m (9' 11" x 18' 10") Get ready to cook in this beautiful fitted kitchen with a full range of wall and base units. There are black mottled work surfaces over which incorporate the resin style 1.5 bowl sink with swan neck mixer taps. The multi coloured tiling to the water sensitive areas adds to the light and airy creativity within this kitchen. Electric double oven with resting racks and 5 ring gas hob with brushed stainless steel back plate and shaped canopy over. There is space for a dishwasher and integrated fridge. The kitchen also includes glass display cabinets. There are inset lights to the ceiling and uPVC window to the side.

#### Dining Room

The dining room is great for entertaining friends and family. Fitted with fashionable flooring and inset lighting to the ceiling. It opens out onto the conservatory allowing for guests to enjoy the garden and lets the outside filter into the inside on the warm summer evenings. The dining room is also fitted with a radiator and double sockets.

#### Inner Passage

Step into the inner passage with doors to either side giving entry into the Conservatory or to the outside driveway. Ceramic floor tiling helps keep it clean with those paw prints or childrens dirty shoes. Door to the utility / cloakroom.

#### Cloakroom/ Utility Room

1.696m x 1.808m (5' 7" x 5' 11") This spacious room is fitted with a Low level toilet and washing machine outlet. The utility area could also house a fridge freezer, or maybe turned into a shower room. There are two double sockets and the flooring is ceramic tiling.

#### Conservatory

2.59m x 3.56m (8' 6" x 11' 8") Super addition is this conservatory allowing you to enjoy the garden from inside if its too hot outside, or maybe its too wet! Step down from the French doors via the dining room and the conservatory is fitted with windows to the side and rear. Side windows are opaque. Door with dog flap and ceramic floor tiles. Door to inner passage. Wall lights and electrical sockets.

#### First Floor

The first floor is accessed from the light and airy entrance hallway. The soft carpet is nice underfoot. There is uPVC window to the side. Traditional airing cupboard. The loft access is fitted with ladder and light with boarding. Doors to all featured rooms.

#### Bedroom One

2.85m x 4.11m (9' 4" x 13' 6") The main bedroom is situated to the front of the property and overlooks the driveway and garden. This bedroom is spacious and light and fitted with bedside wall lights and radiator with cover. Small door to cupboard. Double electrical sockets with usb ports and two other double sockets..

#### Bedroom Two

2.67m x 3.68m (8' 9" x 12' 1") The second bedroom is decorated in Blue with themed wall paper to set the scene. Situated to the rear and overlooks the mature garden. This bedroom is fitted with double wardrobe and there are also bedside wall lights. Radiator with cover and three double electrical sockets.

#### Bedroom Three

2.25m x 2.83m (7' 5" x 9' 3") The third bedroom is located at the front and is a generous size. Fitted with an array of shelving and work surface. It could be used as a sewing room, or home office. There is a uPVC window to the front and radiator with cover.

#### Family Bathroom

1.93m x 2.11m (6' 4" x 6' 11") The family bathroom has been refurbished to include. P shaped bath with shaped screen and fitted with shower over. Low level WC and Pedestal with basin and flip tap. There is a chrome ladder radiator and extraction fan. The bathroom is fully tiled throughout with inset lighting to the ceiling. The window to the rear is opaque and uPVC.

#### Rear Garden

The rear garden can be access by the garage or by the conservatory. There is a large featured decking area and balustrading. Door to the side of the garage and steps down to the pathway. The garden is of a generous size and is established with lawn and shrub/plant borders. Small shed in the corner and timber fenced enclosed. The decking area is also fitted with contemporary lighting for those summer nights to enjoy.

#### Garage

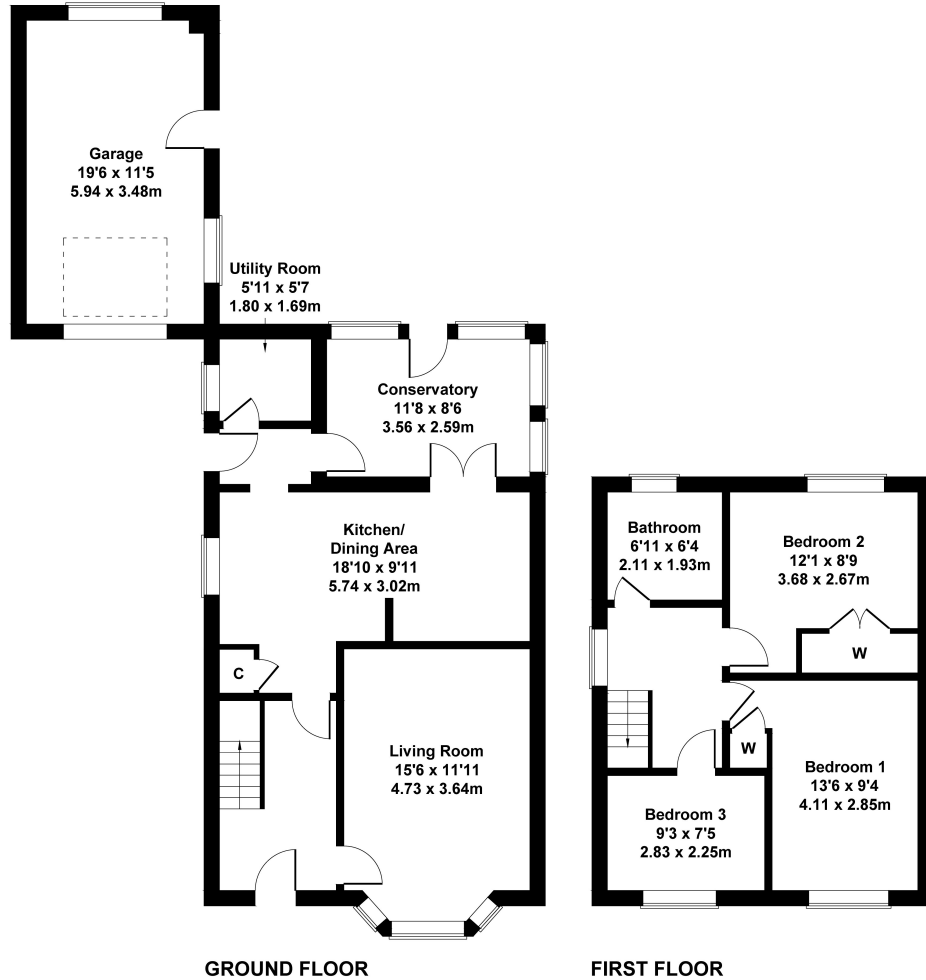
3.486m x 5.943m (11' 5" x 19' 6") Always good to have a garage and be either to use as storage or for to maybe use for a small car. The door from the decking area allows access. There are single glazed windows to the side and rear. Power and lighting with up and over door.

#### Front Garden

The front garden is large and impressive. Laid with block paving to the driveway section. The main frontage is laid to decorative gravel edged with railway sleepers and solar lights. There is a main footpath to the front door. The front allows for some privacy with the hedgerow.



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Approximate Gross Internal Area = 135 sq m / 1453 sq ft  
 (Including Garage)  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Raunds, Northamptonshire  
 01933 825154  
 nigel@frostyfields.co.uk