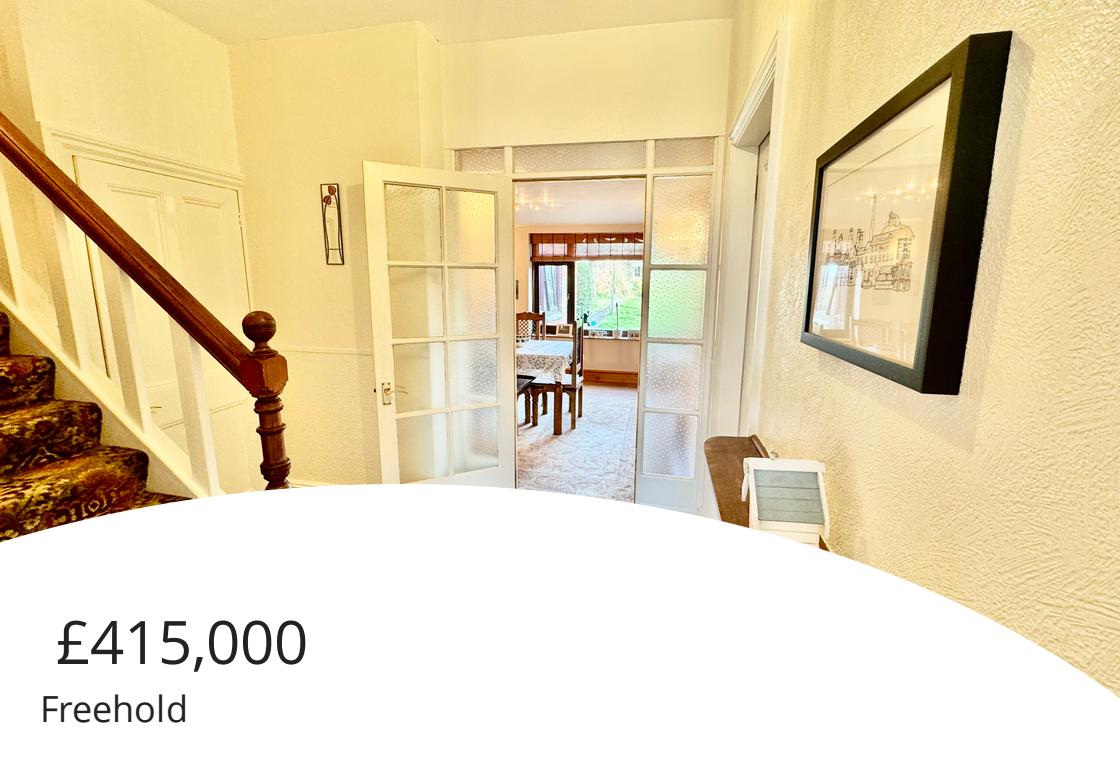




13 Lawson Cottage, Lawson Street,
Raunds, Wellingborough,
Northamptonshire. NN9 6NG





£415,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce a unique established character property built in 1909. Lawson Cottage is full of charm with original features throughout and there is bags of potential to extend subject to planning consent. The garden is spacious and ideal for someone looking to create a masterpiece. Accommodation comprises of the following: Entrance porch, entrance hallway, kitchen is to the front, however we understand that it was originally set to the back. Spacious sitting room, living room, dining room, utility room and cloakroom. There is a small understairs 'Harry Potter' room as well. Take the dog leg staircase to the first floor and slide open the door to the landing area. Here you will find three generous bedrooms, master with a small en-suite. The family bathroom has been refurbished as well. Externally the rear garden is spacious and could easily be changed to suit an extension, or maybe a modern makeover. The garden to the rear also a gate allowing access to a private road. The front of this lovely property is private with privet and there is a covered carport to the side for driveway





Entrance Porch

Step into the porch via the glazed motif front uPVC door. Here you will start to see the original features including the floor tiles. Glazed door to the main entrance hallway.

Entrance Hallway

This is just what you should expect when entering this character property. High ceilings with original features and mouldings. The meter cupboard is set high and houses the electric meters and consumer unit. There is a featured archway before reaching the staircase. The hallway also has a double radiator, middle height rail. Doors to the sitting room, living room, kitchen, and dining room. Not forgetting the small ' Harry Potter ' room under the stairs.

Sitting Room

4.15m x 4.25m (13' 7" x 13' 11") The sitting room is spacious and certainly original with original fireplace and hearth and mantle surround. This room is perfect for a large family to enjoy. The bay window to the front is large and allows for plenty of natural light to enhance. There are wall lights and original cornices along with two double radiators.

Kitchen

3.00m x 3.45m (9' 10" x 11' 4") The kitchen is to the front of the property with two double windows. Dressed in pine cabinets with double sink and drainer bowls with swan neck mixer taps over. The tiling is in a deep red which cover the water sensitive areas. The oven is Hotpoint and the gas top is Bosch with roll top over with a space for a larger fridge. The kitchen also has inset lighting to the ceiling along with cornices. There is a telephone point and the flooring is vinyl.

Living Room

3.85m x 4.15m (12' 8" x 13' 7") The living room is situated towards the rear of the property. There are French doors leading out onto the rear patio. The room is complemented by inset remote controlled gas fire with tiled backed hearth. There are wall lights and curved graphite radiators to the corners of this delightful room. The flooring is wood and there is a TV point and telephone point.

Dining Room

3.85m x 4.30m (12' 8" x 14' 1") The dining room is large and spacious and is ideal for entertaining friends and family. Originally this room use to be the working kitchen. There two windows the main window to the rear. The room is light and airy with wooden flooring and inset lighting to the ceiling. The focal point is the brick feature breast wall with wall lights. The dining room is also fitted with a double radiator and numerous electrical sockets. Door to the utility.

Study

1.65m x 1.85m (5' 5" x 6' 1") The current owners have a small Harry Potter room under the stairs which acts as an working office. There is a sash window to the side being opaque and single glazed.

Utility Room

2.00m x 2.15m (6' 7" x 7' 1") The utility room is just off from the lovely expansive dining room. There is a double glazed door to the side and window. There is a range of fitted wardrobes ideal for storing various washing products. The utility is set out with space for washing machine/ tumble drier and fridge freezer. Door to cloakroom and tiled floor.

Cloakroom

1.00m x 2.00m (3' 3" x 6' 7") Always handy to have a cloakroom especially for when you enter the property from the garden. Recently decorated and fitted with a low level WC, Hand basin with flip tap. Cloakroom is also fitted with a radiator and tiled floor. The window to the side being clear.

First Floor Landing

The first floor landing is accessed from the main entrance hallway. As you climb the staircase there is a opaque etched window to the side aspect. At the top of the staircase there is a sliding door to the top. Simply slide the door the landing. The landing is fitted with a range of dressing style units and glass display cabinets. There is a window to the rear overlooking the garden. The landing is also fitted with a radiator

and loft access. Doors to all rooms.

Bedroom One

3.90m x 4.25m (12' 10" x 13' 11") This beautiful bedroom is located to the front of this character home. High ceilings and and fitted wardrobes. The bay window to the front allows for pure natural light to flood in. This bedroom also has a small en-suite as well. The bedroom is also complemented by two radiators and a telephone point.

En-Suite

1.00m x 2.50m (3' 3" x 8' 2") The en-suite allows for you to take a shower when you awake form a lovely nights sleep. Fitted with a shower cubicle and pedestal and wash hand basin plus vanity mirror. Tiling to all water sensitive areas and ceiling with inset lighting. The window to the front is opaque for privacy.

Bedroom Two

3.85m x 4.15m (12' 8" x 13' 7") Bedroom two is also spacious and overlooks the rear garden. This bedroom is also fitted with a mirrored wardrobe. The flooring is laminate and there is a double radiator.

Bedroom Three

3.15m x 3.55m (10' 4" x 11' 8") The third bedroom is also generous in its size and is located to the front of this unique property. Again fitted with wardrobes and a central book case for all of those novels. There are two windows to the front and inside the wardrobe is where you will find the Worcester combination boiler the radiator completes the picture.

Family Bathroom

1.95m x 2.75m (6' 5" x 9' 0") The bathroom has been refurbished and is set as follows: with a sunken style bath with bi-folding shower screen with shower and rain shower over. At the end of the bath there is shelving to accommodate all of those shower gels and hair products to be stored. The pedestal with wash hand basin is of a square design with taps over and tiling to all water sensitive areas. There is also a low level WC. There is chrome heated radiator/ towel rail to keep the towels warm whilst you bathe. The bathroom is also fitted with a vanity mirror with lighting and a fully tiled floor. The window to the rear is clear and double glazed.

Rear Garden

Step outside onto the patio area before it opens up onto the lawn. This garden is just crying out to have a modern day makeover. The garden is mainly laid to lawns with shrubs and a timber fencing enclosed. There are double wooden gates which allow access into the covered driveway, or you can enter this area by a single gate. To the rear of the garden there are outbuildings and central to the buildings there is a gate which allows access to the service road that runs along a the back and can be accessed either end.

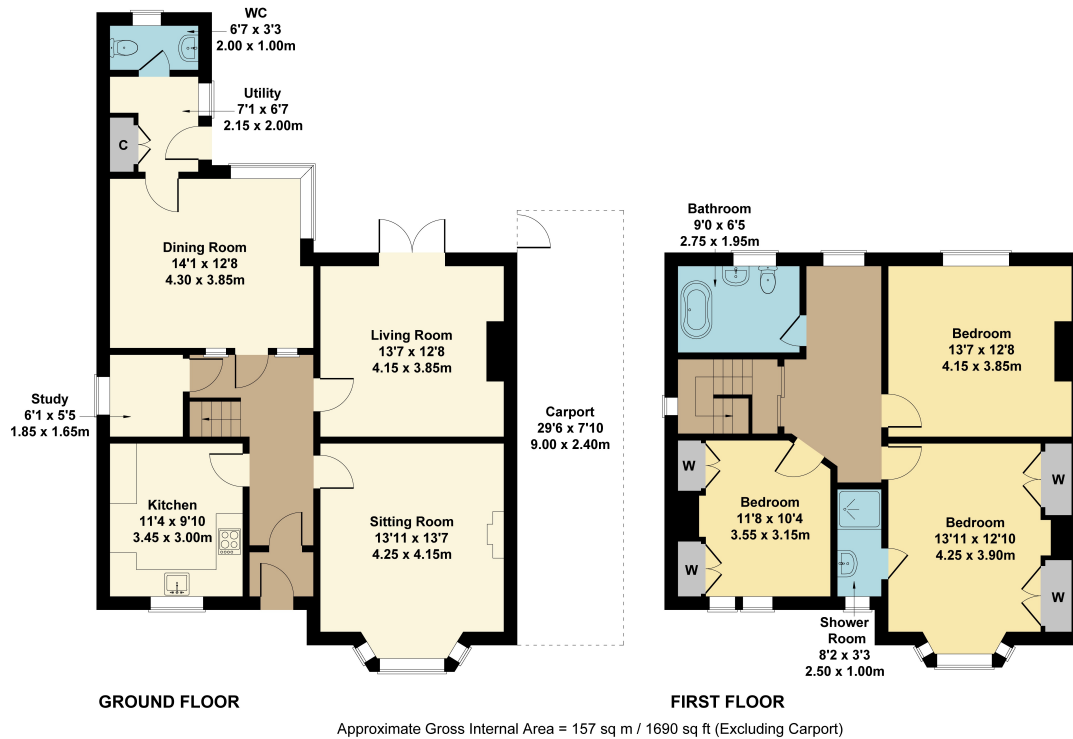
Covered Car Port

2.40m x 9.00m (7' 10" x 29' 6") The carport area completely runs along the side elevation of this lovely home. It ideal for either storage or to protect your cars in the those winters months form the hard frost.

Front of Property

Lawson Cottage can be accessed by the central footpath which leads to the front door. It is private with hedgerow surrounding it and the front areas are mainly laid to gravel. You also enter the property from the open covered canopy via the gate to the rear, or by opening up the double gates out onto the garden.

13 Lawson Street, Raunds



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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