



21 Broadlands, Raunds,
Wellingborough, Northamptonshire.
NN9 6QL





£420,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to showcase this lovely extended detached family home nestled within a cul-de-sac location and within walking distance to the local Manor School Academy. This home is very deceptive in its size and offers versatility to any growing family. Accommodation comprises of: Large entrance hall, study / bedroom five, cloakroom, dining room / play room, utility, fully fitted 'Wren' kitchen in Grey, beautifully extended dining room/ family room, three further bedrooms, family bathroom. Outside spacious rear garden with large patio and artificial lawn. Front driveway with parking for numerous parking and double garage.





Entrance Hallway

Beautiful and light, this large entrance hallway offers plenty of room for when those guests arrive. Set with laminate flooring throughout. There is a radiator and stylish engineered doors to all ground floor rooms.

Study / Bedroom Five

2.51m x 4.22m (8' 3" x 13' 10") This study is ideal for those of you who work from home, however it can easily offer versatility as a bedroom. There is a uPVC window to the front with radiator.

Cloakroom

The stylish cloakroom blends in with the decoration and style of the theme throughout the house. There is a modern style wash hand basin with cabinet below, close coupled WC with soft flush system. The grey fashionable flooring and radiator. There is an opaque uPVC window to the side.

Dining Room / Play Room

2.81m x 4.11m (9' 3" x 13' 6") Enter the original dining room through stylish engineered double doors. The former dining room overlooks the rear garden. This room can also double up as a playroom, or even as a cinema room should you wish. There is a uPVC window to the rear. Fashionable floor to complement.

Utility Room

1.730m x 2.171m (5' 8" x 7' 1") The utility room is blended to match the kitchen in design and colour. Fitted with cabinets and stainless steel sink. There is space for washing machine and tumble drier. You will also find the consumer unit and uPVC window to the side.

Kitchen / Family Room

5.66m x 7.41m (18' 7" x 24' 4") Wow factor when you walk into this stunning kitchen / family room. The kitchen has been fitted by 'Wren' in a delicate shade of Grey with integral appliances to include two freezers and integrated wine cooler plus dishwasher. The work surfaces are in a soft grain style. There are two double ovens and a 5 ring stainless steel gas hob with stainless steel shaped canopy over. Ceramic floor tiles lead the way to the vaulted family / entertaining room. This lovely room offers pure natural light and overlooks the garden and allows for al-fresco dining via the French doors.

Main Lounge

6.45m x 6.47m (21' 2" x 21' 3") The lounge is spacious and very accommodating. The featured fashionable background with fireplace and hearth create a relaxing theme. There is a uPVC window to the front and sliding patio doors to allow access onto the garden. There are telephone points and TV media point and radiator.

First floor landing

The first floor landing is accessed via the wide staircase from the entrance hallway. There is a loft ladder and light. We understand there is partial boarding. The airing cupboard houses the Ideal combination boiler with HIVE heating control.

Master Bedroom

4.08m max 3.24m x 4.42m (13' 5" max 10' 8" min x 14' 6") The master bedroom is situated to the rear of the property and overlooks the garden. There is a uPVC window to the rear. The bedroom is also fitted with floor to ceiling built in wardrobes. If you wish to watch TV then there a point. Door to en-suite and radiator.

En-suite

Large en-suite fitted with a double size shower cubicle. There is large wash hand basin with vanity unit and mirror, close couple W.C with soft flush system. There is also a heated towel rail. Tiling to water sensitive areas and flooring.

Bedroom Two

2.95m x 4.21m (9' 8" x 13' 10") Bright and light spacious bedroom which overlooks the rear garden. uPVC window to the rear aspect.

Bedroom Three

3.13m x 3.18m (10' 3" x 10' 5") 'New York' features strongly in this bedroom. There is a uPVC window to the rear again overlooking the garden.

Bedroom Four

2.31m x 2.86m (7' 7" x 9' 5") The fourth bedroom is situated on the front of the property. There is uPVC window to the front and radiator.

Family Bathroom

The bathroom is fresh and modern in design with a square edge and shower screen. The shower is fitted with a normal shower and rain shower head. Fashionable wash hand basin and vanity cabinet with close coupled. WC. Tiling to water sensitive areas and graphite radiator. Stylish floor covering.

Rear Garden

The large spacious garden is certainly set out for entertainment. Invite your friends and family and set up the BBQ and let the children play. The large spacious patio allows for plenty of seating and the artificial lawn keeps the children safe while they play. The children can also make use of the side section of garden where the current owners have a trampoline set up. There is an outside tap with two side gates leading out to the front. One gate opens onto the double driveway and double garage. There is featured contemporary lighting.

Double garage

5.05m x 5.26m (16' 7" x 17' 3") Super space for additional parking inside if you wish. The garage doors are up and over with power inside. Side door access.

Front garden


The front garden wraps around the plot which then allows for plenty of parking and decorative railing and stones for easy maintenance.

Broadlands, Raunds



Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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