



65 London Road, Raunds, Wellingborough,
Northamptonshire. NN9 6EH





Offers Over £545,000

Freehold

Frosty Fields Estate Agents are delighted to showcase this beautiful chic four bedroom extended family home, along with countryside field views to the rear. This stunning home has been designed throughout with everyday modern influences in every room. Dressed in very neutral decoration, it offers contemporary living for a growing family as it is spread over three floors. Accommodation comprises of the following: Entrance hallway, main lounge, snug area, large family breakfast and entertainment room with Belling Range cooker and dance pole! First floor with master suite with updated dressing room and large en-suite with walk in shower and inset bath. There are two further double bedrooms on the first floor landing and family bathroom. The upper floor consists of bedroom four and a home office. Externally there is a large patio with Hot Tub. The garden is laid with lawns and artificial grass area where the children can play and carry out lots of activities. The garden also has a home office in situ and storage shed. The garden backs onto open fields.



Entrance

Step inside this stylish home by the composite door to the front with opaque glazed windows to either side. Once inside the hallway is set in soft delicate decoration with tiled flooring throughout. Stairs rising to the first floor with panelled radiator and recessed inset lighting. Doors to the main lounge, snug and kitchen / family dining area. There is also a connecting door into the garage and this is where you will find the utility room.

Cloakroom

0.766m x 1.556m (2' 6" x 5' 1") Every home needs a cloakroom as an extra especially with young children. Fitted with complimentary furnishings and blended in neutral taste. The cloakroom is fitted with a concealed WC , there is a wall mounted wash hand basin with chrome hanging rail under and flip mixer tap. The room is tiled throughout with contrasting colour. The cloakroom is also fitted with a radiator, extraction fan and recessed lighting and tiled flooring.

Living Room

3.60m x 3.60m (11' 10" x 11' 10") The main living room is dressed to impress with shades of dark blue featured walls. The living room is fitted with inset shelving and wood store and small cupboard. The main focal point for the living room is the wood burner with inset granite hearth and wooden mantle. The window to the front is bay style with fitted window blinds for privacy. The ceilings are set with decorative mouldings and ceiling rose. The picture is complete with radiator and electrical outlet points.

Snug

3.60m x 3.60m (11' 10" x 11' 10") Enter into the snug area of this very smart family home.This extra room allows for guests and friends to relax before the evening entertainment starts with dinner and drinks. The main feature is the snazzy slate chimney breast feature with inset contemporary gas fire. There is small cupboard for storage. The snug is complete with a radiator electrical sockets and wall lights and porcelain tiles. Open doorway to the kitchen/ family area.

Kitchen / Family Room

5.70m x 8.20m (18' 8" x 26' 11") This is certainly an amazing space ideal for home entertainment at any time during the year, although especially in the summer when you can slide open the wide patio door. Superbly decorated and matching the rest of this beautiful home. The fitted kitchen offers a range of white soft close cabinets and pan drawers incorporating a Belling Range cooker with 5 ring top and canopy over along with solid stone work surfaces with double sink and drainer. There are integral appliances like the dishwasher and microwave. Space for an American style fridge freezer. The room is also fitted with two skylights and a window to the side and rear. There also electric blinds to shade you from the sunlight. The flooring is tiled throughout. The ceiling is fitted with a range of recessed lighting.

First Floor Landing

Ascend the first staircase from the main entrance hallway. There is recessed lighting throughout, panelled radiator, wall lights and stairs to the second floor landing. Doors to the Master suite, family bathroom and bedrooms two and three.

Master Suite

3.60m x 3.60m (11' 10" x 11' 10") Dressed to impress this stunning bedroom offers lovely decoration that blends in with the rest of this home. The bedroom is spacious and fitted with a window to the front with blinds for privacy. There is certainly room for a sizeable bed and furniture if require. Open doorway the recently refitted dressing room.

Dressing room

1.90m x 3.10m (6' 3" x 10' 2") Beautifully refurbished with a full range of double hanging rail space for him and her and all those clothes. This is certainly a room for allowing you to decide on what to wear either for staying in and entertaining or getting ready for a night out. There is window to the front and radiator. Door to the expansive en-suite.

En-Suite

2.521m x 3.710m (8' 3" x 12' 2") The en-suite has also recently been refitted to include a four-piece suite. Comprising of a deep inset bath chrome mono mixer taps . wall mounted wash hand basin with chrome mixer tap, low level WC with concealed cistern and large spacious waterfall walk-in shower with glass screen. There is tiling to all sensitive areas, panelled radiator, heated chrome towel rail, opaque uPVC window to the front for privacy. Picture is complete with recessed ceiling lighting.

Bedroom Two

2.80m x 3.80m (9' 2" x 12' 6") This second bedroom is spacious and can easily accommodate a modern sized bed or offer lots of play area for a child's bedroom. There is window to the rear aspect which over looks the lovely garden and field views in the distance. Bedroom with a panelled radiator.

Bedroom Three

2.60m x 3.30m (8' 6" x 10' 10") Bedroom three is also spacious and can easily take a modern style bed and furniture. Again as with bedroom two it can easily allow for child's fun house bed/ bunk. This bedroom also looks out onto the rear garden by the uPVC window. The radiator completes the picture.

Family Bathroom

2.127m x 2.469m (7' 0" x 8' 1") The generous family bathroom is fitted with a three piece -suite comprising of a p-shaped panelled bath with waterfall shower over and glass screen, there is a low level Wc and wall mounted wash hand basin with chrome rail under and vanity mirror with lighting. The bathroom is tiled throughout in contrasting colours., there is a panelled radiator and opaque window to the rear for privacy. There is also recessed ceiling lighting.

Second Floor Landing

From the open wide first floor landing take the stairs to the second floor landing. At the top there is a velux window to the rear , built in storage cupboards providing handy space. The small landing is also fitted with a radiator and door to bedroom four.

Bedroom Four

4.80m x 6.00m (15' 9" x 19' 8") This top floor bedroom is beautiful and again matches the style and colour scheme throughout the rest of this stunning home. There are two velux windows to the rear and restrictive headroom. This bedroom is perfect for any friends or guest staying over for the night. The room is complete with a radiator and double electrical outlet sockets, wall lights and recessed lighting. Step down into the home office.

Home Office

2.423m x 3.203m (7' 11" x 10' 6") This extended part of this lovely bedroom offers this home office area. It could also maybe transferred into a en-suite bathroom. There is a velux window to the side and the room is complemented by a wall light and radiator. slightly raised step allows for dressing cabinets.

Rear Garden

The beautiful rear garden can be accessed from the large sliding patio door. The extensive patio is perfect for entertaining Al-fresco in those summer months. There is even room for a hot tub if you wish to purchase it. The garden then opens out onto a central pathway with two guarding raised railway sleeper beds. The lawns are to either side with further raised plant beds with numerous waterproof outlet sockets. The garden also allows for a children's activity apparatus equipment such as swings and play house. The artificial turf allows for a soft landing. Why not enjoy the summer house or maybe use it as a home / garden office/studio. It is fitted with power and lighting. To the side of the summer house is a compact storage shed. The views to the rear are open with ranch style fencing. To the side of this home is a footpath which leads to a timber gate and contemporary lighting and outside tap.

Garage / Utility

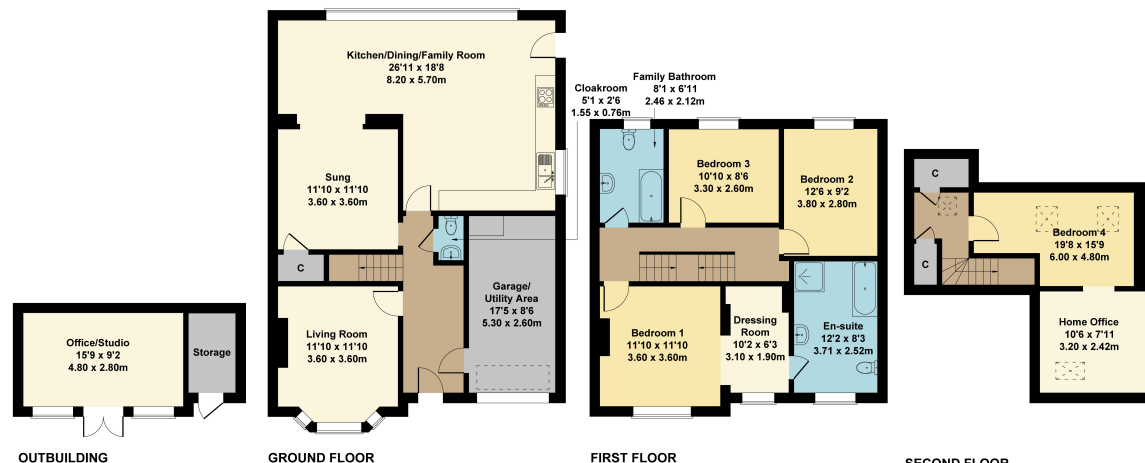
2.60m x 5.30m (8' 6" x 17' 5") Garage is fitted with an up and over door with power and lighting. Within the garage is the utility area. The utility is fitted with a small range of cabinets and stainless steel sink. Space for washing machine and tumble drier. The Worcester combination boiler is located within this space.

Front Garden

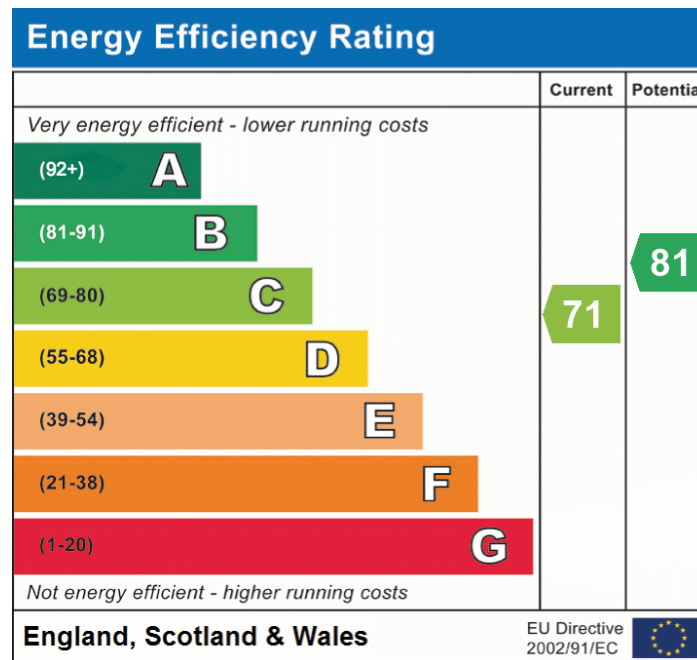
Privately entered by a retaining brick wall to the front with driveway allowing for parking for two/ three cars. There is a side gate allowing access into the rear garden. The front driveway is also shaped with decorative



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Approximate Gross Internal Area = 210 sq m / 2260 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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