



17 Butts Road, Raunds, Wellingborough,
Northamptonshire. NN9 6JG





£350,000

Freehold

Frosty Fields Estate Agents are delighted to offer to the market this classically designed detached bungalow in the famous Butts Road set in a very desirable location within Raunds. Positioned back on a very generous plot with plenty of room for Four vehicles, Caravan or Motor, they can be easily parked at the rear of this property. There's so much more to entice you. Accommodation comprises of: Entrance hallway, three bedrooms, lounge with bi-folding doors onto the south facing spacious garden, kitchen-dining area, and well proportioned bathroom. The rear tiered garden with numerous options to enjoy this coming Spring & Summer months and time to relax. This property also benefits from a large 6m x 4m Garage and outside sheds with power. Don't take our words for it, have a peek yourselves.





Entrance Hall

Entrance at the side of the property through a double glazed door. expect to find radiator, airing cupboard with tank and all doors to rest of rooms. The loft access is here also. Smartly decorated with laminate flooring and a dado rail. The Combination boiler is also located in the roof space which is heat only. The loft is partially boarded with power and light.

Dining Area

3.94m x 3.07m (12' 11" x 10' 1") There is double glazed window to the side allowing for the light to flood through. This bright sunny room has a feature coal effect gas fireplace. There is a radiator, coving to the ceiling and an attractive ceiling fan. Open plan to the kitchen area.

Kitchen

3.86m x 2.18m (12' 8" x 7' 2") Along with a large double glazed side aspect window you will find a fully fitted kitchen, fitted with a large range of base and wall cupboards along with roll top work surfaces. There is a built in wine rack along with integrated fridge freezer. Also included is a AEG oven, Neff hob and a concealed extractor fan. The one and half bowl sink has tiled areas behind and the tiling continues to all sensitive water areas. There is coving to the ceiling and laminate flooring. A door leads from the kitchen into the Utility room.

Utility Room

1.55m x 3.86m (5' 1" x 12' 8") There is a single glazed door to leading to the garden with double glazed windows to side and three single glazed windows to rear. there is a door to the WC and area for washing machine and tumble dryer. You will find some fitted cupboards for that much needed extra storage.

Bedroom One

4.015m x 3.819m (13' 2" into bay x 12' 6") The large double glazed bay window to the front elevation makes this room very attractive and sunny. There are fitted wardrobes which surround the bed and matching dressing table and dado rail. There is radiator, several sockets and a TV point.

Bedroom Two

4.06m x 3.78m (13' 4" into bay x 12' 5") Again there is a large double glazed bay window in this room and also added light from a double glazed window to the side elevation. This larger than normal second bedroom has coving to ceiling, dado rail electrical sockets and TV point.

Bedroom Three

2.16m x 1.85m (7' 1" x 6' 1") There is a double glazed obscure window to side elevation. There are sockets and a radiator. This quiet room is perfect for a home office or nursery.

Family Bathroom

2.574m x 2.275m (8' 5" x 7' 6") This larger than average modern bathroom has been decorated with attractive ceramic wall and floor tiling, giving the feeling of luxury. It has a double size walk in shower, corner bath with flexi hose mixer taps, hand basin and low level wc. There is an obscure glass window to the side. This lovely bathroom also has a shaver point, extractor fan and heated towel rail. The inset spotlights fully compliments this bathroom.

Garage/Workshop

6m x 4m (19' 8" x 13' 1") This timber framed building that has been clad in attractive Wood Effect uPVC cladding. There is a double glazed window to the rear and side. There is also an outside socket. Next to the garage is parking for a further 3/4 cars with a wide gate leading into the garden and rear of the bungalow. Access to the garage via Manor farm road.

Rear Garden

This fantastic south facing garden is an absolute delight, perfect for the long summer evenings or entertaining family and friends. The garden has been thoughtfully landscaped into split levels with the first level being of all weather Astra turf, perfect for the patio table and chairs throughout the year. There are steps leading up to the next level which has well kept borders a large lawned area and two large extremely useful garden sheds. The larger shed offering power and lighting. To the right hand side are some corner raised flower beds and decorative gravel too. This tranquil garden is perfect for unwinding and enjoying life. Ornate gate to the side leading to the front of the bungalow and outside tap. There is also a further gate to the opposite side of the bungalow.

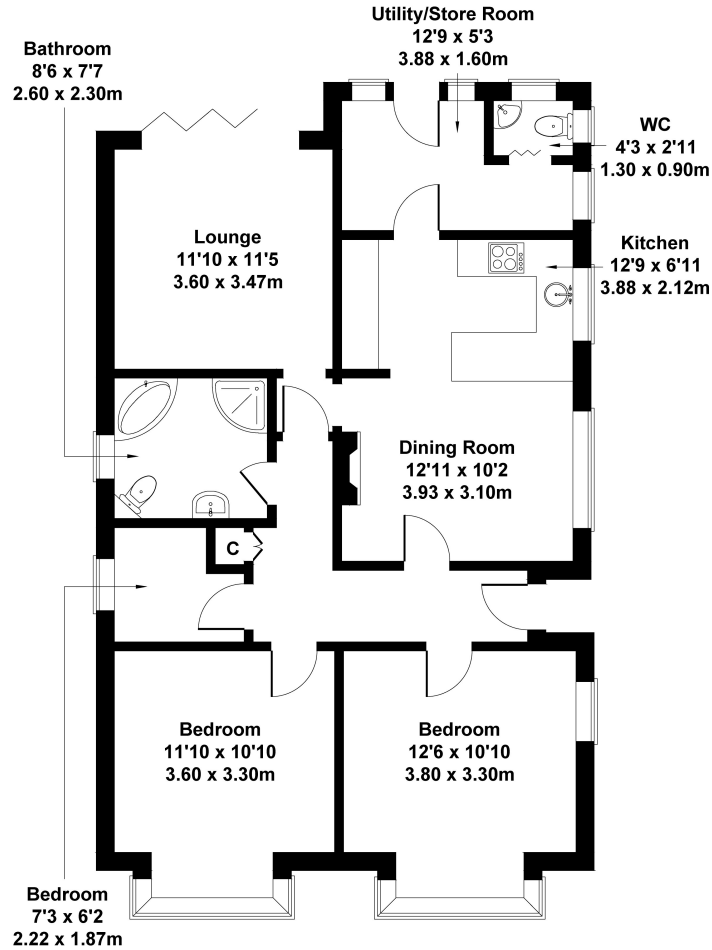
Front Garden

External front brick wall with step up on the footpath leading to the main entrance door. Decorative gravelled frontage. Timber fencing to both sides and shrubs.




17 Butts Road, Raunds

Approximate Gross Internal Area
990 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(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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