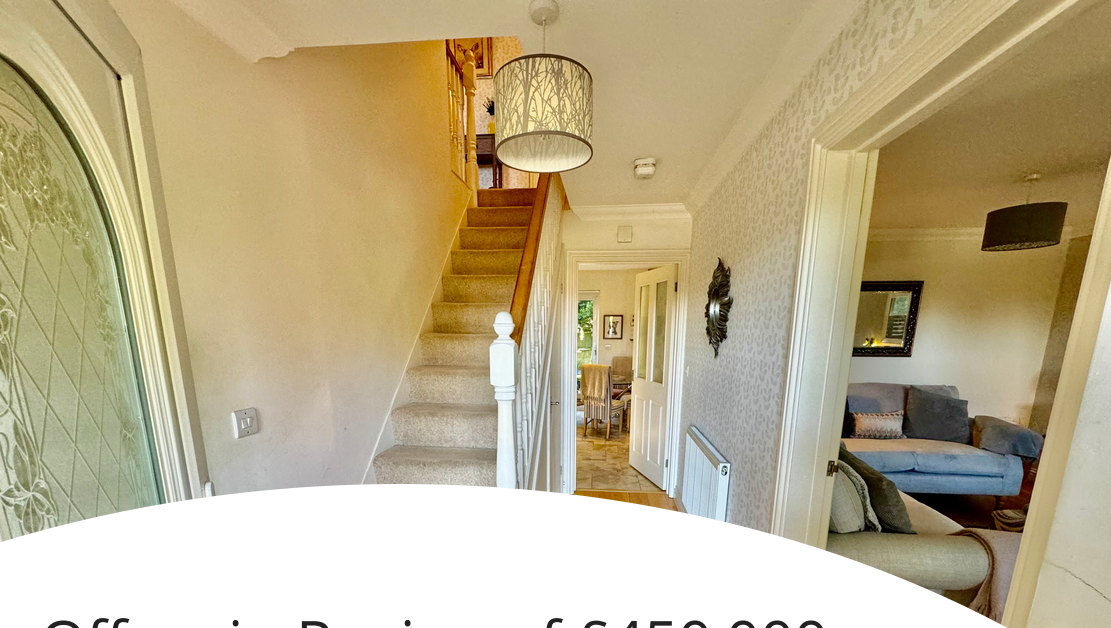




87 Midland Road, Raunds,
Wellingborough, Northamptonshire.
NN9 6JF





Offers in Region of £450,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce this elegant detached family home built in stone and situated on the edge of Raunds town. This beautiful home is close to local amenities and just a short walk to the Raunds Manor School. There are numerous bridle footpaths for you to explore along with a family pet or two. This super property is very generous inside and offers a well proportioned living areas throughout. Accommodation comprises of the following: Entrance hallway with wooden floor and glazed doors to the lounge, fully fitted kitchen in cream and dining room with integral appliances, downstairs utility and cloakroom. There are four spacious bedrooms, master with en-suite, and family bathroom. Private rear garden and not overlooked. The garage has a remote controlled fitted door with power and lighting. Driveway could possibly accommodate up to four vehicles.





Entrance Hallway

Open the door and step inside this light and bright hallway. Dressed in natural tones its certainly feels warm and cosy. There are glazed doors to the lounge and kitchen-dining room. Stairs rising to the first floor landing and also a small understairs cupboard. Hallway also is fitted with decorative coving and radiator. There is an integral door to the garage. The heating is controlled by HIVE.

Lounge

3.492m x 5.296m (11' 5" x 17' 5") The stylish lounge is dressed in natural decoration and blended with the wooden flooring makes it feels snug and cosy. The shaped bay window with bi-folding window shutters gives you privacy and yet allows for the natural sunlight to cascade through the front windows. To the centre of the lounge there is smart fire surround with gas coal effect fire. The room is fitted with TV point and telephone point, double sockets and radiator complete the picture.

Kitchen - Dining Room

3.714m max x 6.710m (12' 2" x 22' 0") This is truly a stunning fitted kitchen-dining with Hi-gloss cabinets two both sides and including glass display cabinets with inset lighting. The kitchen is also complimented by the brown mottled work surfaces, and blends in with the stainless steel 1.5 bowl sink with mixer taps. The tiling matches the contrast of the kitchen and protects the water sensitive areas. Fitted with AEG double oven and Neff 5 ring stainless steel hob and shaped half moon extraction hood over. There is also underneath lighting and plinth heater to keep your feet warm. The appliances are integral with undercounter fridge and freezer plus dishwasher, with room for a water softener if required. The uPVC window to the rear overlooks the private garden for you admire whilst cooking.

The dining area is fitted with the same style tasteful decoration with further cream cabinets for extra space. Open the French doors whilst waiting for the dinner to cook or catch up on your day with a nice cup of coffee, or glass of wine. There is also a door to the utility area and radiator and inset lighting to the ceiling.

Utility Room

1.507m x 2.494m (4' 11" x 8' 2") The utility is a further extension of the sumptuous kitchen. Fitted with a tall boy slimline storage cupboard in crema and brown mottled work surfaces over with the tiling to compliment. There are spaces for the washing machine and tumble drier. The door to the side is opaque and uPVC. There is a Vogue Max Combination 32 boiler and radiator. Door to the cloakroom.

Cloakroom

1.031m x 1.480m (3' 5" x 4' 10") The cloakroom is ideally located to the rear of the property and saves friends and guests having to climb the stairs to the first floor landing. There is an opaque window to the rear and the suite comprises of, corner style WC, and wash hand basin with vanity unit and flip mixer outlet tap. The cloakroom is fully tiled and also fitted with a chrome ladder radiator and extraction fan. The flooring matches the rest of the utility and kitchen - dining area.

First Floor Landing

Climb the stairs case to a lovely dressed spacious landing area with doors to all featured rooms. The loft is boarded with light and ladder. There is a cupboard or storage and natural light coming through via a light tube.

Master Bedroom

3.489m x 4.867m (11' 5" x 16' 0") The master suite is dressed with natural decoration and added influences throughout. There is a bay style window to the front with an array of fitted wardrobes. The bedroom is spacious and has a door to the en-suite shower room. There are double electrical sockets and telepoint and radiator.

En-suite

1.857m x 2.395m (6' 1" x 7' 10") This super spacious en-suite has everything you need. Enjoy the shower after a lazy Sunday morning lie in after a long stressful week. There is a low level WC, fitted vanity unit with inset mirror and lighting plus shaver socket outlet point, and shaped wash hand basin with mixer tap. The flooring is ceramic and there is a chrome ladder style radiator and extraction system. The window to front is uPVC and opaque.

Bedroom Two

This super sized bedroom is perfect for friends and family to stay over. There's plenty of space for a double bed and also a sofa, perfect for guests to chill out in and relax and watch the additional TV should they choose. This bedroom has fitted wardrobes and lighting inside, so there's no excuse for not choosing the right dress code when having dinner or going out at night. The flooring is laminate and easy to keep clean. The lovely bedroom is also fitted with a TV Point and radiator with a uPVC window to the front.

Bedroom Three

3.190m x 3.497m (10' 6" x 11' 6") The third bedroom is also perfectly decorated in natural colour with hi - lights of rose and lilac to make it feel fresh. Overlooking the garden gives you a feel of being calm and warm. There are fitted wardrobes and radiator.

Bedroom Four

2.695m x 3.324m (8' 10" x 11' 1") Bedroom for is also spacious and has versatility for its use. Currently being used as a working office it could always be used as bedroom, or maybe a treatment room. There is door to a cupboard area. Again this bedroom also overlooks the enclosed private garden with the uPVC window to the rear. There is a radiator and double electrical sockets and telephone point. Inset lighting to the ceiling.

Family Bathroom

1.927m x 2.191m (6' 4" x 7' 2") The family bathroom is immaculate and dressed in grey. The suite is white and there is a shower over the panelled bath with b-folding shower screen doors. This bathroom like the en-suite is fitted with a vanity unit inset with mirror and lighting plus a shaver outlet socket. There is a low level WC, and chrome ladder style radiator. uPVC window to the rear being opaque for privacy. The flooring is ceramic tiles and the bathroom is fully tiled to match. Extraction system and inset lighting to the ceiling.

Rear Garden

The rear garden can be accessed from the dining area via the patio doors or from the side door by the utility room. The garden is private and not overlooked. There is a patio area to enjoy for those lovely summer days and great for entertainment when the weather allows. Mostly laid to lawn with inset step stones to the washing line. The garden has trees and shrubs borders. The outside of the house has security lighting. There are two pathways to either side allowing access to the front. On the outside there are waterproof double electrical sockets allowing you to easily plug in those garden power tools, and outside tap. The garden is private and enclosed by timber fencing.

Garage

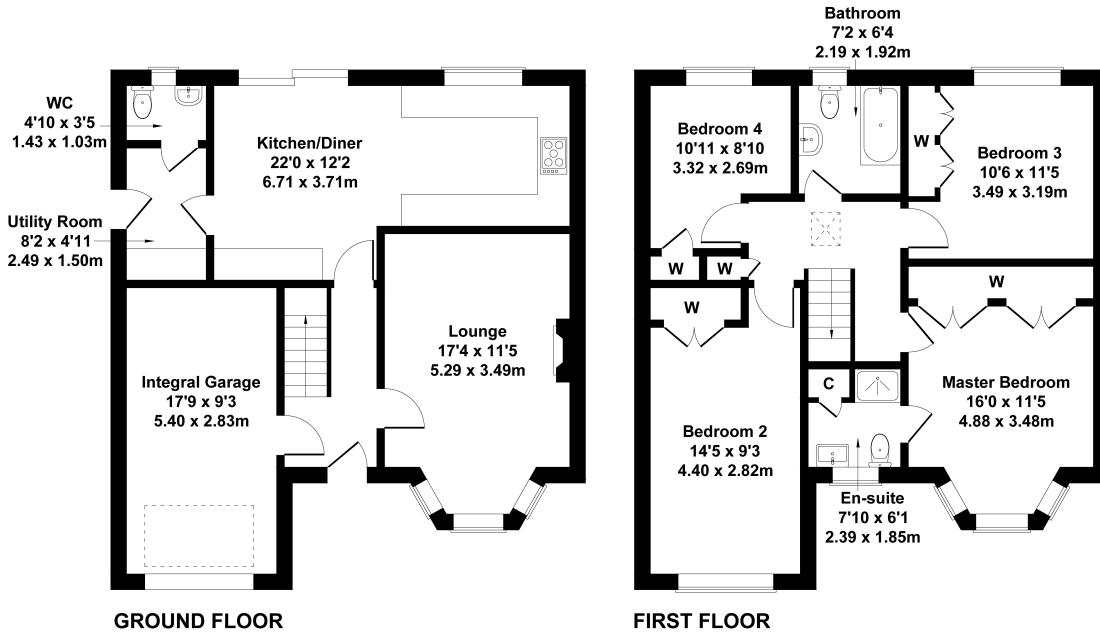
2.867m x 5.142m (9' 5" x 16' 10") The garage is sizeable and can be accessed internally form the entrance hallway, or simply by the remote controlled door to the front. There is power and lighting with two consumer units and main BA panel.

Front Garden / Driveway

The front of this beautiful home is mainly laid to lawn with block paving. There is certainly room for the modern day family and all the vehicles they drive. Shielded now on both sides with hedgerow for privacy. Two gates access to either side of the front and allow access into the rear garden. The step in front porch is ideal for when it starts to rain before entering into the home.



87 Midland Road, Raunds



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Raunds, Northamptonshire

01933 825154

nigel@frostyfields.co.uk