



15a Chelveston Road, Raunds,
Wellingborough, Northamptonshire.
NN9 6DA





£675,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce to the market this truly wide-ranging detached bungalow for you to VIEW. Set back on a long sweeping private driveway on the ever popular Chelveston Road. This home offers you a creative chance to enhance its generous space into something that you can love forever. Accommodation comprises of the following: Step in entrance porch, substantial entrance hallway, cloakroom, spacious lounge, large dining room, conservatory, sizeable fitted kitchen, oversized fitted utility room, four enormous bedrooms, master with refitted walk in en-suite, guest bedroom with Jack & Jill bathroom. The loft is also very substantial and should you choose to, you could extend into this area with planning permission. Outside the gardens are wrapped around giving you privacy and open field views to the side and rear. There is a double garage with remote controlled doors, and solar panels to the rear providing cost savings on energy bills.





Porch

Step inside into the open plan porch which is great for allowing you to dry should there be a sudden downpour. The roof is panelled out and the flooring is tiled. There is a light and wooden door to front with opaque glass to the side for privacy.

Reception Hall

Wow, you could greet your friends and family in the reception hall alone! This enormous space allows for you to meet and greet before showing them either into the dining room or formal lounge. There is a long winding corridor to all bedrooms and bathroom. The hallway is also fitted with an airing cupboard along with a coat cupboard. Door also providing access to guest doakroom. The hall is also fitted with radiator, and numerous electrical outlet sockets and telephone point. The ceiling is adorned with decorative ceiling rose and coving.

Cloakroom

The doakroom is fitted with opaque window to the side. There is low-level WC and pedestal with wash hand basin, chrome radiator / towel rail. The flooring is ceramic floor tiles and there is tiling to the water sensitive areas.

Formal Lounge

4.48m x 6.65m (14'8" x 21'10") Enter this beautiful lounge via the French doors from the reception hallway. This light and airy room is flooded with natural daylight from the two double glazed windows with field views. This is a great space for friends and family to gather before dinner is served. There are numerous electrical outlet sockets for all those modern gadgets. The room is also featured with a central open fire with surround. There are two radiators and French doors to the dining room and a patio sliding door to the conservatory.

Dining Room

3.88m x 4.76m (12'9" x 15'7") This super-sized dining room is perfect for those parties- there's plenty of room for dining. Open up the French doors to the rear and let the sound of Mother Nature entice your friends and family to want to admire the garden. This delightful room is also fitted with windows to either side of the French doors for added light. The room is also allows for a radiator and numerous electrical sockets.

Conservatory

2.51m x 3.12m (8'3" x 10'3") French doors to the side and allowing for more chance to enjoy the tranquil peace and quiet of the garden. There are windows to rear and side. The floor has ceramic floor tiles which are easy to clean and there are window blinds fitted. The conservatory is also fitted with a radiator and remote control for the ceiling blinds.

Kitchen/ Breakfast Room

3.37m x 5.41m (11'1" x 17'9") Step into this sizeable fully fitted kitchen with an abundance of cabinets with black granite surfaces for that high end look. The stainless steel sink is ideally set to the rear where you can look out of the window and admire the field views. Let's cook on brushed stainless steel 5-ring gas hob and concealed cooker hood. Also expect to find a Neff double oven with a Neff microwave. The kitchen also includes integral fridge and dishwasher. There are numerous electrical sockets and tiling to water sensitive areas. Flooring is ceramic all for those unwanted spillages.

Breakfast Area

The breakfast area allows the family to eat together as it is fitted with a shaped seating area. There is a radiator and door to the utility room.

Utility Room

2.22m x 3.38m (7'3" x 11'1") This extremely useful utility room is spacious and comes with modern grey cabinets. There is a stainless steel sink, tiling to water sensitive areas, with window to the side and door to the side. There's even a ground floor safe hidden behind a cabinet door. The utility room is fitted with a radiator and ceramic floor tiles.

Inner Corridor

The inner corridor is just off set from the main reception hallway via a shaped arch. This winding corridor is fitted with two fitted wardrobes. These house the alarm system with storage and shelving, the other one housing the cylinder and shelving. There are doors leading to all ground floor bedrooms. The loft access is also found here and is fitted with a pull down folding ladder, there is also power and light. This loft is massive and should one be tempted, then it could easily be transferred possibly into to two further bedrooms with a jack and jill shower room (Subject to local planning consent).

Master Suite

4.20m x 4.77m (13'9" x 15'8" including wardrobes) Impressive master suite with views overlooking the garden area. This spacious bedroom offers plenty of room for anyone. The bedroom is fitted with an array of furniture to allow for all those clothes, there is also a dressing table to allow you to pamper yourself. The fitted furniture has inset glass shelving and bedside tables as well. There are numerous electrical sockets and radiator. Door to en-suite walk in shower room.

En-Suite

2.06m x 3.00m (6'9" x 9'10") Beautiful refitted en-suite. This is simply perfect to walk straight into and unwind after a hard day in the garden soaking up the sunshine. The suite is fitted with a chrome ladder radiator / towel rail, close-coupled WC and hand basin with vanity unit. The shower itself is fitted with a normal shower and rain shower over. The window to the side is opaque allowing for privacy. The lighting is inset to the ceiling and the flooring is ceramic tiles.

Guest Bedroom

3.96m x 4.20m (13'0" x 13'9") The large guest bedroom offers plenty of room for friends to stay over or family members. There is no need to disturb anyone during the night as you can simply step into the attached Jack & Jill bathroom. The bedroom is also fitted with wardrobes and dressing tables. There are wall lights and numerous electrical outlet sockets and radiator. There is a double glazed window to the front.

Jack & Jill Bathroom

The Jack & Jill bathroom is a perfect concept for a busy household. It allows guests who are sleeping in bedroom two privacy, but also allows for visitors to use as well. Remember to lock the interlocking door when take a bath! The suite comprises of: Corner bath with mixer taps over and shower, low-level WC and pedestal with wash hand basin. There is a radiator and shaver outlet socket. The bathroom is tiled to three quarter height and wall lights as well. Door to inner corridor.

Bedroom Three

3.86m x 4.06m (12'8" x 13'4") This bungalow just keeps on giving you more and more space. This bedroom also affords room for a growing family or teenager. Situated to the rear and overlooking the picturesque garden. It's fitted with a

wardrobe and there are also numerous electrical outlet sockets for those modern gadgets to be plugged into. The bedroom also offers night lights so you can take in a good novel before sleeping. There is also a radiator to complete the picture.

Bedroom Four

3.86m x 3.96m (12'8" x 13'0") Bedroom four has multiple uses should you require it to. It can easily be another sitting room, or maybe a working office, or why not let the children use it as a games room/ homework hub. There's plenty of alternatives. This bedroom also offers a TV Point and telephone point, radiator and plenty of electrical outlet sockets. There are opaque windows on the inner wall bringing light into the corridor and window to the front.

Rear Garden

The rear garden is perfect as it is completely private. Step out from the conservatory or the dining room and allow the summer breeze to entice you into a creative mood. Maybe you'd like to just read in the seating area. Those of you who like gardening may just want to plant more pots and plants to enhance the patio. There's ample to do if you choose. There are shrubs and plant borders, patio area as well. The seating area with pergola is also a perfect place. Great for entertainment and listen to the sounds of summer. The garden back onto fields to the rear and side.

Side Garden

The side garden is mainly laid to lawn and shrubs. Listen to those birds singing their hearts out inside the established shrubbery. There are amazing field views to the side and timber fencing. Here you will also find a utility room/ store, WC and Store area.

Outside Utility Room

2.37m x 1.78m (7'9" x 5'10") This room contains the ground floor gas boiler (recently serviced) power and lighting.

Outside WC

Great to have an outside WC especially when nature calls and stops you from having to take of those work boots and walking mud into the property itself. Fitted with WC and tiled flooring.

Store Room

This is where you place all your gardening equipment. There is power and lighting inside.

Front Garden

The front of this property is approached by the long sweeping private driveway and established lawn and shrubs. The front opens onto the enclosed drive to the front of this deceptive bungalow. There is plenty of room for numerous vehicles and gives access to either side of this home.

Double Garage

5.48m x 5.62m (18'0" x 18'5") The Man Cave some might say. There's plenty of room for two vehicles, tools and many other items. The garage also has loft area for storage. You will also find the installation of the Solar panels equipment. There is a side window and power and light connected. The garage is controlled by remote and operates the roller doors.

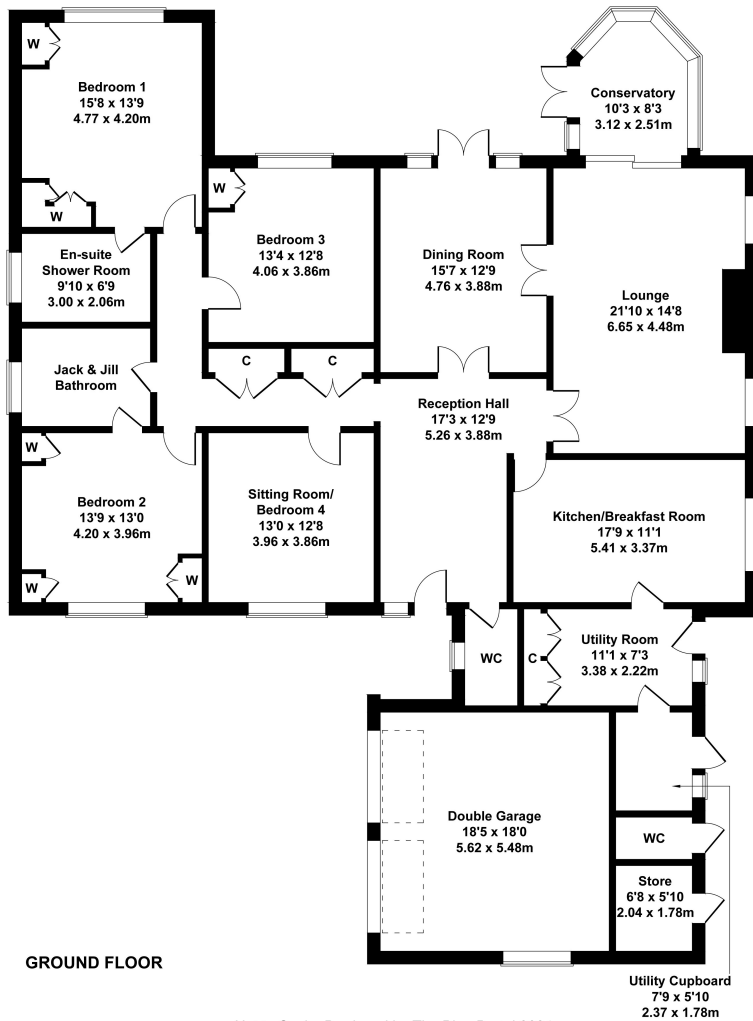
Agents Notes

The solar panels are situated to the rear of this bungalow and owned by the property. We understand that they operate an income of approximately £1000 pa. We suggest that this information is also checked by any potential buyers solicitors. There is also information available on request.

To clarify: We understand that the long shared driveway approach is owned by number 15b, with 15a having a right of way over it.


15A Chelveston Road, Raunds

Approximate Gross Internal Area
2713 sq ft - 252 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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