



18a Park Road, Raunds,
Wellingborough, Northamptonshire.
NN9 6JL





£369,950

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce this lovely established FOUR bedroom detached spacious family home with everything you need inside and out. This delightful character home is spacious and welcoming. Currently being offered with No Upper Chain it has everything you need for a generous family home. Accommodation comprises of the following. Entrance hallway, lounge, dining room, family room, inner hall with space and cloakroom, kitchen. Upstairs there are FOUR spacious double bedrooms and a refitted bathroom. Externally the garden wraps around Park road and Ponds Close with driveway and detached garage. The front is enclosed by shaped brick wall. Park road also offers great access to all the local amenities and Schools.





Entrance

Enter this lovely property by the way of the Grey stylish composite door, the hallway itself is spacious with radiator and stairs rising to the first floor. Doors to all lower ground rooms.

Lounge

4.23m x 5.55m (13' 11" x 18' 3") The lounge is spacious and inviting with its central brick wall featured fireplace with fitted gas coal effect fire. There is also a featured brick archway to the dining room. The fire surround is also complimented with shelving and a small cupboard which houses the consumer unit. There are double sockets and radiator. The lounge floor is tiled to help keep it clean. The window to the front is uPVC and bay style and is fitted with window shutters for privacy.

Family Room

2.95m x 4.72m (9' 8" x 15' 6") The family room is perfect as it offers flexible use should you require. Ideally it can be used as large dining room with Christmas approaching soon, or somewhere the children can play, or maybe as a separate lounge to watch all those soap series. The family room is spacious and is fitted with uPVC window to the front and rear and both windows are fitted with blinds for privacy. There is also double sockets and radiator and loft void.

Dining Room

2.75m x 3.70m (9' 0" x 12' 2") The dining room follows on from the large lounge via the brick archway. There are French doors opening out onto the private rear garden and allowing the outside to blend with the inside. The flooring is tiled and allows for any spillages to be dealt with quickly and easily. There are double sockets and radiator with door through into the kitchen.

Inner passage

2.424m x 2.488m max (7' 11" x 8' 2") The inner passage is fitted with space for your coats and muddy footwear to be placed. This area also allows for a washing machine outlet with a wall mounted cabinet for storage. There are doors to the cloakroom and kitchen area. There is also a radiator and tiled flooring.

Cloakroom

0.853m x 1.365m (2' 10" x 4' 6") Super addition to any home this cloakroom is fitted with a low level WC and corner style wash hand basin with flip mixer tap. There is an opaque uPVC window to the side or privacy. Again with the theme continuing throughout the flooring is tiled.

Kitchen

2.75m x 3.00m (9' 0" x 9' 10") The kitchen is located to the rear of the property and has pleasant look out onto the rear garden. There is a uPVC window to the rear fitted with shutter blinds and also a uPVC opaque door to the side which opens out onto the side garden. The boiler is floor mounted and the make is 'IDEAL MEXICO'. The kitchen is fitted with base and eye level cabinets with a Russell Hobbs stainless gas hob and fitted Neff oven which concealed extraction hood over. The work surfaces incorporate the Asterite 1.5 sink with victorian style mixer taps. There is tiling to all water sensitive areas and a serving hatch through to the dining room.

First floor landing

The first floor landing is approached from the spacious entrance hallway and stairs. The landing is spacious with radiator and cupboard housing the cylinder tank. There is also a loft access and doors to all featured rooms. The stairs and landing area are fitted with soft grey carpets.

Bedroom One

3.60m x 3.70m (11' 10" x 12' 2") Bedroom one is situated to the front of this lovely home. It is spacious and could easily accommodate wardrobes and bedside dressing tables. The modern style grey laminate flooring adds the final touches. The window to the front is fitted with shutter blinds for privacy and is uPVC. There are double sockets and a radiator and TV cable.

Bedroom Two

2.75m x 3.70m (9' 0" x 12' 2") Bedroom two is also spacious and set out with the same theme as bedroom one. This bedroom also could easily allow for modern day furniture. Overlooking the rear garden is feel warm and cosy. There are also double sockets and radiator.

Bedroom Three

3.00m x 3.15m (9' 10" x 10' 4") Bedroom is a double and spacious as well and overlooks the rear garden. There is uPVC window to the rear and window shutters for privacy. The flooring is fashionable grey laminate with radiator.

Bedroom Four

3.00m x 3.60m (9' 10" x 11' 10") Bedroom four is also a double bedroom and this room is located to the front. There is a window to the front and fitted window shutters. There are double sockets and radiator with grey laminate flooring.

Family Bathroom

1.984m x 2.596m (6' 6" x 8' 6") The family bathroom is modern and fresh. There is a side grip bath with mixer tap with rain and handheld shower attachment over. The bathroom is fitted with a vanity unit with shaped wash hand basin with flip mixer taps. There is also a featured mounted mirrored wall display cabinet. The WC is soft flush with matching furniture and there is tiling to the water sensitive areas. There is stylish laminate flooring with uPVC opaque window to the side. The bathroom is also fitted with a grey fitted ladder radiator and extraction system.

Rear Garden

The rear garden is large and can easily be accommodate family functions and seasonal parties throughout the rear. There are lawned areas with patio and footpaths. The garden is enclosed by timber fencing with a gate entrance to the front.. The garden is also fitted with outside tap ideal for watering the garden and plant borders. This character property also offers double ornate gates to the side which open onto the driveway which leads to the detached garage.

Detached Garage

2.85m x 5.30m (9' 4" x 17' 5") The garage is set back and detached with an up and over door. There is a single glazed window to the side.

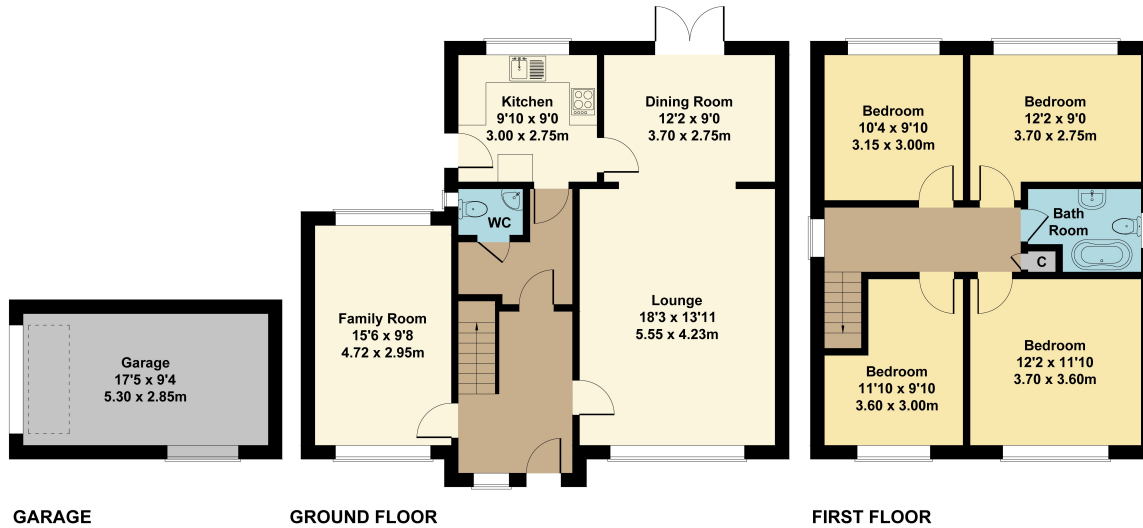
Front Garden

The front of this property wraps around the corner plot. There is a single ornate gate to the side of the property which opens onto the footpath leading to the front door. There is an established lawn areas and garden borders. Gate entrance leads to the rear.





18A Park Road, Raunds



Approximate Gross Internal Area = 147 sq m / 1582 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		84
(69-80) C		
(55-68) D	64	
(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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