



55 Lime Oval, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6FX





£319,000

Freehold

Discover this fantastic modern semi-detached three storey town house, expertly crafted by the renowned Taylor Wimpey Homes, located in the highly desirable market town of Raunds. This stunning property is perfect for families and professionals alike, offering a superb blend of contemporary living and peaceful countryside charm. Constructed in beautiful stone, the home boasts a welcoming and elegant façade that complements its idyllic surroundings. Step inside to find a spacious and inviting reception room, ideal for relaxing evenings or entertaining guests. The highlight of the home is undoubtedly the contemporary champagne-fitted kitchen and breakfast room, which provides a stylish and practical space for culinary activities and casual dining. With its sleek design and high-quality finishes, this kitchen is both functional and a pleasure to spend time in.





#### Entrance Hallway

Step inside to a welcoming Entrance Hall, where attractive Grey Luxury Vinyl Tiling (LVT) and neutral decorated walls create an inviting first impression. There is handy under-stair storage cupboard and the staircase flows up to the first floor. Doors to the cloakroom and the Kitchen/ breakfast room and lounge. Here also is the consumer unit and radiator

#### Kitchen/ Breakfast Room

3.027m x 3.431m (9' 11" x 11' 3") Modern and contemporary Kitchen/Breakfast Room, with a large window to the front that frames the beautiful open estate views and countryside walks on your doorstep. The room features a Grey-effect (LVT) vinyl flooring, with plenty of space for a dining table. The high-specification kitchen includes Champagne cabinets with contrasting work surfaces over to compliment with matching upstands., a stainless steel sink and draining board, and space and plumbing for an washing machine /drier, Integrated appliances include a dishwasher, fridge freezer, Zanussi low-level oven, and a four-ring gas hob with a chimney-style extractor hood and stainless steel backing plate. Here also is where you will find the combination IDEAL boiler.

#### Cloakroom

1.029m x 1.888m (3' 5" x 6' 2") The spacious cloakroom is fitted with a white suite to comprise of a low level WC and wash hand basin plus pedestal. There is stylish wall tiling to middle height radiator and extraction fan. The flooring is (LVT) vinyl in Grey.

#### Lounge

3.666m x 4.781m (12' 0" x 15' 8") The generously sized lounge is a haven of relaxation, featuring a high-quality, thick-pile carpet. There is plenty of room for the ultra modern hi tech furniture to be installed like a media wall. There are French doors with side-lights and top openers to open up in the Spring & Summer months enhancing the lounge with seamless light and access to the garden.

#### First Floor Landing

Let's take the stairs from the entrance hallway and head to the first floor landing. Here you will find doors to bedrooms three and two and family bathroom. To the far end of the landing there is a door which takes you to the top floor and the master suite. The landing is complete with a radiator.

#### Bedroom Two

3.362m x 4.786m (11' 0" x 15' 8") The second bedroom is spacious and light is situated to the rear of this three storey property and over looks the enclosed rear garden. There are dual aspect windows which will let pure natural light flood in. The room can and easily accommodate large modern furniture and is perfect for friends and family to stay over. The room is decorated in neutral tones and is complete with a radiator.

#### Bedroom Three

2.549m x 2.902m (8' 4" x 9' 6") Bedroom three is also of a good size and can easily accommodate a double bed and wardrobe. The window to the front allows for a lovely view of the open space the estate has to offer. In the distance you can see countryside views. The room is complete with a radiator and double sockets.

#### Family Bathroom

1.888m x 2.550m (6' 2" x 8' 4") 1.888m x 2.550m (6' 2" x 8' 4") The family integral bathroom is ideal for the two bedrooms on this first floor. The white suite comprises of white panelled bath with taps over , pedestal with wash

hand basin and mixer flip tap, and low level WC. The bathroom is three tiled in Grey textured tiles and the Chrome radiator completes the picture. The flooring is vinyl.

#### Second Floor Landing

The second floor landing is approached from the first floor. The door opens into a small space with stairs rising. The window to the front looks across the estate.

#### Master Suite

3.277m x 5.261m (10' 9" x 17' 3") The Principal Bedroom Suite occupies the entire top floor. This suite features a useful storage cupboard, a dedicated dressing area, and a window to the front that captures stunning, far-reaching countryside views and the open estate features., and a Velux window to the rear. The bedroom is designed with fitted glass style sliding door to the storage eaves. The master suite is also fitted with wall lights and numerous sockets and separate wall thermostat.

#### En-Suite

1.418m x 2.257m (4' 8" x 7' 5") The En-suite adds to the taste full master suite. The suite comprises of double shower cubicle with 'Aquaqua' shower over. There is a low level WC and pedestal with wash hand basin. There is a chrome style radiator and extraction fan. The flooring is (LVT) vinyl. The velux window to the front allows for natural light to flood in. The En-Suite is three quarters tiled in Grey.

#### Rear Garden

The rear garden is enclosed by timber fencing and is ready for someone who has creative minds. The garden is laid mostly to lawn with a small patio. There is A door to the detached garage, outside tap and carriage lantern light.

#### Garage

3.245m x 6.009m (10' 8" x 19' 9") The garage is set back from the main driveway. The door is up and over with power and lighting. Door to the side opens out into the rear garden.

#### Front Garden

The front of this property is approached by the small foot path leading to the front door. The garden is mostly laid with decorative slate and mature shrub. The front is partially enclosed by decorative ornate black railings.

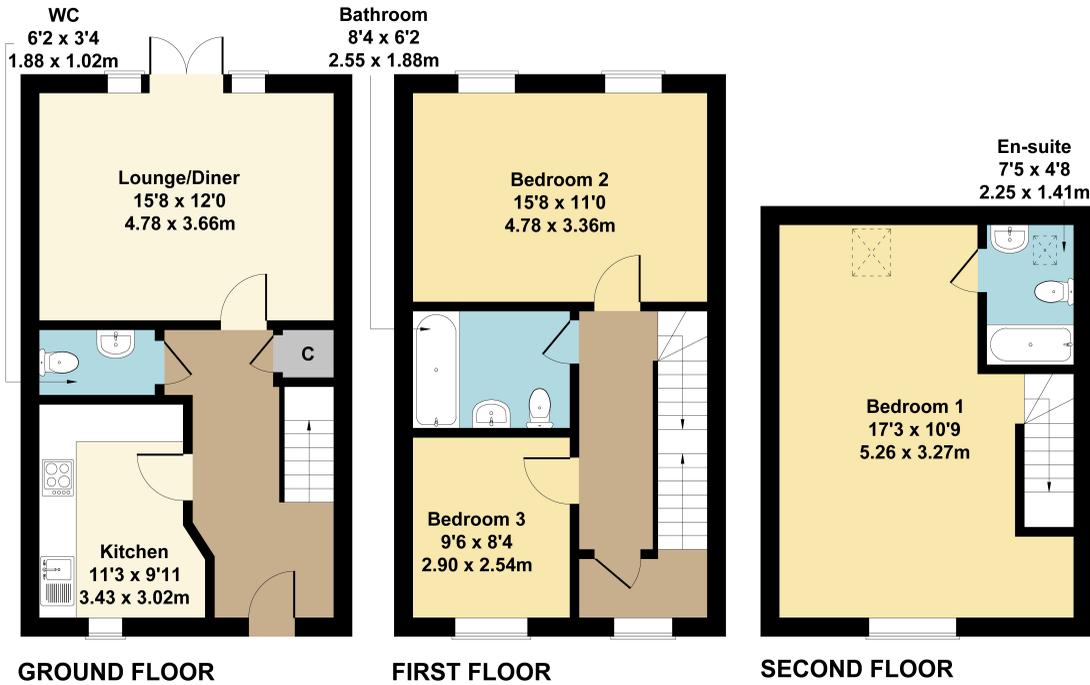
#### Agents Notes

To comply with Government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers at the point of agreeing a sale. We use the services of a third party and there is a nominal charge for this service. Please note that we are unable to issue a Memorandum of Agree Sale until the checks are complete.

Agents Notes: We are duly informed by the current owners that there is an Estate Service Charge. The Estate Charges are held by Trinity Housing Management and the fee is approximately £203.23 per annum



## 55 Lime Oval, Raunds



Approximate Gross Internal Area = 111 sq m / 1195 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+) <b>A</b>                              |   | <b>95</b> |
| (81-91) <b>B</b>                            | <b>86</b>   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC  |           |

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