



Robin's Lodge, Brick Kiln Road,
Raunds, Wellingborough,
Northamptonshire. NN9 6HY





£550,000

Freehold

*****All aboard: Next stop Robin's Lodge!*****

We feel this quirky, well-situated, individual property will make you want to take a step off the platform and come and explore this unique three bedroomed, detached family home. Once you have explored the extensive garden, which currently is home to a full-scale railway system, you will soon appreciate the opportunities that this home has to offer, including open views to the rear. This property offers a massive opportunity to either enhance or update the current home, or more importantly has a fantastic development potential (subject to planning consent). Pay your money and take your ticket to the destination of your choice.

Stepping inside, you will discover three reception rooms, three bedrooms, a sizeable kitchen and utility area, along with a family bathroom and separate cloakrooms and internal storage barns. There is also off-road





Entrance Hall

Stairs rising to first floor landing and all bedrooms. Radiator. Door to Sitting Room.

Living Room

3.68m x 3.80m (12' 1" x 12' 6") Double glazed window to front elevation with Georgian Bar; Double glazed window to side elevation with Georgian Bar; Brick fire surround, tiled hearth and electric display fire; Square arch to drawing room; Double doors to storage cupboards; Glazed window looks into utility area; glazed door to

Family Room

3.68m x 4.40m (12' 1" x 14' 5") Double glazed window to front elevation with Georgian Bar; Display fire; tiled hearth; T.V and wall lights

Dining Room

3.43m x 3.72m (11' 3" x 12' 2") Double glazed window to side elevation with Georgian Bar; Radiator; wall lights; expect to find Worcester Boiler; open hatch to Kitchen area; obscure glazed door to utility room; square arch to Kitchen.

Kitchen

3.53m x 3.59m (11' 7" x 11' 9") Double glazed window to rear elevation; Double glazed window side elevation; Glazed door to the side entrance. Fitted in a range of light coloured units with roll top work surfaces over; one and a half bowl sink drainer with flip mixer tap; tiling to sensitive areas; space for range master (negotiable) with shape canopy over; space for fridge freezer; space for dishwasher or washing machine; double radiator; flooring in light style and burglar alarm panel.

Laundry Room / Utility Area

2.36m x 4.47m (7' 9" x 14' 8") Range of base units with work surfaces over inset with a one and a half bowl asterite sink; flip mixer tap for dual purposes; space for washing machine and tumble dryer; door which leads to the inner side entrance and doorway to storage barns.

Storage Barn 1

2.38m x 3.43m (7' 10" x 11' 3") 1.884m x 3.770m (6' 2" x 12' 4") consumer unit.

Storage Barn 2

1.94m x 3.32m (6' 4" x 10' 11") Obscure double glazed door to rear; consumer unit. There is also a door to a further storage area with a skylight.

Side Entrance

2.39m x 2.85m (7' 10" x 9' 4") Obscure double glazed door to side entrance and obscure window to side elevation. Door to kitchen entrance; door to downstairs cloakroom.

Downstairs Cloakroom

Low-level W.C; hand basin; obscure glazed glass to utility area.

Hall - Landing area

0.88m x 2.40m (2' 11" x 7' 10") Stairs rising from entrance hall; doors to all rooms; double glazed Georgian Bar window to rear; Radiator.

Master Bedroom

3.82m x 4.40m (12' 6" x 14' 5") Double glazed window to front with Georgian Bar and radiator.

Guest Bedroom

3.82m x 3.82m (12' 6" x 12' 6") Two double glazed windows to front elevation with Georgian Bar and double glazed window to side elevation with Georgian Bar. Double radiator; loft access; doorway to walk in cupboard and radiator.

Family Bathroom

1.86m x 2.09m (6' 1" x 6' 10") Obscure double glazed window with side elevation with Georgian Bar; P-shaped bath with sculptured shower screen and electric shower; Wash hand basin with pedestal with mixer taps; Chrome ladder radiator; Dimplex wall heater; Bathroom is fully tiled.

Hall / Landing area

2.88m x 2.67m (9' 5" x 8' 9") Louvered door to airing cupboard housing tank and shelving; Double glazed window to rear elevation with Georgian Bar; Radiator; Door to family bathroom; Door to separate cloakroom; Door leading to bedroom three

Separate Cloakroom

Obscure double glazed window to side elevation with Georgian Bar. Low-level W.C.

Bedroom Three

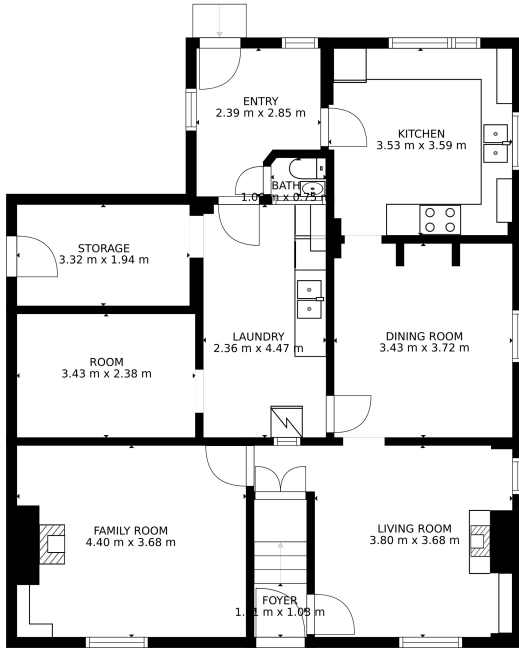
3.44m x 3.44m (11' 3" x 11' 3") Double glazed window to side with Georgian Bar; Built in louvered wardrobes; Double radiator

Front Garden

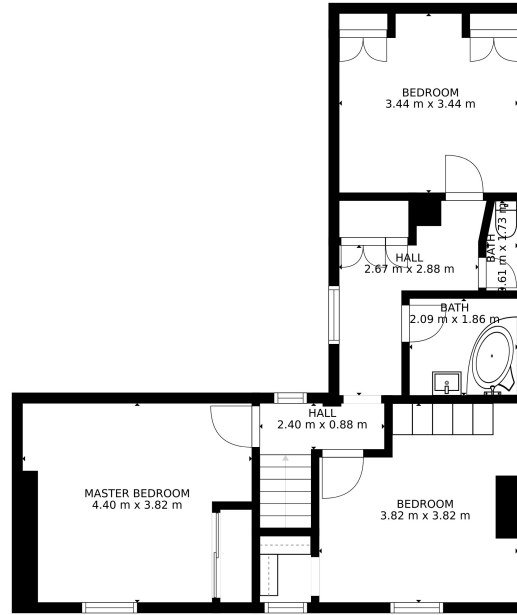
Lawn area with featured footpath to gravelled areas, enclosed by conifer borders with further gravelled areas to the side and rear. Gate access to right of way to septic tank area.

Rear Garden

Substantial garden area believed to be in the region of 200 feet featuring a full length lawn; model railway system and full size signal box; Patio area; gravelled areas; all timber fence enclosed; views to paddocks; Bulk-head light fitting and outside tap. Inset stepping stones to lawn area.



FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Raunds, Northamptonshire

01933 825154

nigel@frostyfields.co.uk