



2 Dovecote Close, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6RU







£369,995

Freehold

Frosty Fields Estate Agents Ltd are pleased to present this beautiful detached family home located in a sought-after, well established development within Raunds with a stunning, captivating view of St. Peter's Church in the distance. This family home is light and airy and has embraced a complete refurbishment programme to enhance its modern interior, style and feel making it fresh and welcoming. Accommodation comprises of: Entrance Porch, entrance hallway, lounge-dining area, conservatory, fully fitted kitchen open plan to utility area, downstairs cloakroom, master bedroom with en-suite, three further bedrooms, family bathroom. Outside the rear garden faces towards the south. Driveway and garage to the front in a cul-de-sac position.







**Entrance Porch**

The entrance porch is constructed of uPVC and has been updated by having new grey laminate flooring. Main wooden door to entrance hallway. Meter cupboard areas.

**Entrance Hallway.**

Step inside the entrance hallway which has been refreshed with neutral decoration and fitted grey carpets throughout. There are doors to the lounge- dining room and kitchen. The hallway has a small underneath space with is ideal for any kind of modern furnishings to be installed. There is a radiator and double socket and consumer unit. The house also has a fitted wireless alarm panel.

**Living Room**

3.57m x 5.11m (11' 9" x 16' 9") The lounge is enhanced with fresh decoration and newly laid carpets. The natural light from the bay style window will add warmth as well. The interior features a stone fire surround inset with coal effect contemporary gas fire. The Living room also is complemented with wall lights, coving, radiator, TV and telephone points and is open plan to the dining area by a featured shaped archway.

**Dining - Area**

2.82m x 3.57m (9' 3" x 11' 9") Great family dining area with the added touch of a beautiful conservatory to invite friends and family members to enjoy. As with the living room the dining area has been refreshed with decoration and grey carpets. The single glazed door opens up into the large spacious conservatory. The dining area ia also fitted with coving to the ceiling line and radiator. Door to the kitchen area/ utility.

**Conservatory**

3.17m x 4.59m (10' 5" x 15' 1") Fantastic addition to any home and oozing with space with loads of natural light. Built on a brick base with uPVC windows to the rear and side and French doors opening onto the garden area with the captivating view of St. Peter's Church. This conservatory will allow for relaxation. Complemented with a wall mounted Dimplex wall heater and TV point.

**Kitchen / Utility**

2.87m x 3.79m (9' 5" x 12' 5") The kitchen has been improved with new grey laminate flooring and refreshed work surfaces over and the tiling to the water sensitive areas has been given a fresh feel as well. The kitchen is set with a range of light Shaker - style cabinets, and refitted with an induction hob and shaped canopy and electric oven. The kitchen also comes with an American style fridge freezer and integrated dishwasher. The window to the rear over looks the garden and lets you admire the captivating view of St Peter's spire in the back drop and those audible bells when they chime.

**Utility**

The utility is open from the fully fitted kitchen. Space for the washing machine and tumble drier are hidden behind a double cupboard. Here also concealed is the Worcester boiler. There is a uPVC double-glazed door from the side which open onto the garden footpath and leads to the front side gate and patio to the rear. There is a radiator to completes picture and door leads to the doakroom.

**Cloakroom**

Fitted with a white suite comprising of a pedestal wash - hand basin and low- level WC, modern decorative tiling to water sensitive areas, radiator, opaque uPVC window to the rear. grey laminate fashionable flooring.

**First Floor**

Stairs rising from the entrance hallway. Ceiling coving, radiator, access to the loft space with loft ladder, there is no light. Door to the large airing cupboard, housing shelving and cylinder.

**Master Bedroom**

3.41m x 4.56m (11' 2" x 15' 0") The master bedroom is spacious and fitted with a complete range of light effect wardrobes and drawers. The bedroom has been refreshed in white and grey carpets. There is a lovely bay window to the front which

allows a view across the estate. The bedroom is complete with coving to the ceiling line, radiator and double sockets. Door to the en-suite shower room.

**En-Suite**

The En-Suite is spacious and has a good sized refitted shower cubicle and screen and bushboards. The en-suite is fitted with a WC and pedestal with wash hand basin. There is coving to the ceiling line and a newly refitted chrome ladder radiator. The window to the front is opaque and the flooring is vinyl laminate style and small vanity light.

**Bedroom Two**

2.58m x 4.02m (8' 6" x 13' 2") The second bedroom is situated directly behind bedroom one. It has a stunning view of St Peter's church spire and at night it is completely lit and is an amazing sight to behold. The bedroom like the rest of the home has been refreshed in white and carpets are grey. There are plenty of double sockets. The lighting to the ceiling can be controlled by remote and the colours can also be changed to suit one's mood.

**Bedroom Three**

3.16m x 3.58m (10' 4" x 11' 9") Bedroom three is also a double bedroom and is situated to the front. Again refreshed with decoration and carpet in grey. This bedroom can easily accommodate modern wardrobes and chests of drawers. The window to the front is uPVC and the radiator completes the picture.

**Bedroom Four**

2.48m x 2.55m (8' 2" x 8' 4") Bedroom four overlooks the garden as well and the view of the church. Fitted with a wardrobe and drawers to match. The room is currently being used as an office. The window to the rear is uPVC and there is a radiator to complete the picture.

**Family Bathroom**

The bathroom has been refitted with a white suite and hand held shower attachment over. Consisting of low level WC, bath and tiling to water sensitive areas. Pedestal wash hand basin with vanity unit under soft close. There is an opaque uPVC window to the rear and laminate flooring and chrome ladder radiator.

**Rear Garden**

This garden has a lovely view of St Peter's church spire and is a beautiful backdrop. The garden is mainly laid to lawn with plant borders. There is a further decorative featured bark area should you choose to erect any children's play equipment. The large patio can easily accommodate a good size table and chairs. So sit back and get the BBQ on and listen to sound of the birds as you relax in this sunny garden. There is a footpath leading to the front driveway. Garden is also fitted with an outside tap and contemporary lighting. To the other side of the spacious conservatory is an area for storing garden tools and mower which is covered from the indement weather at times.

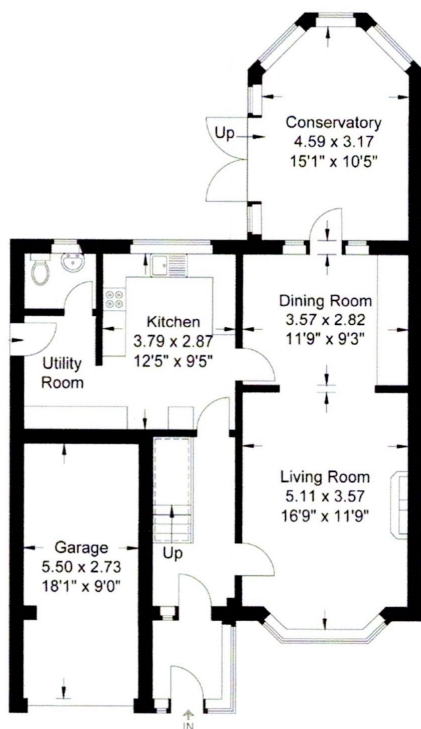
**Garage**

2.73m x 5.50m (8' 11" x 18' 1") Up and over door with power and light connected. With storage to the front section.

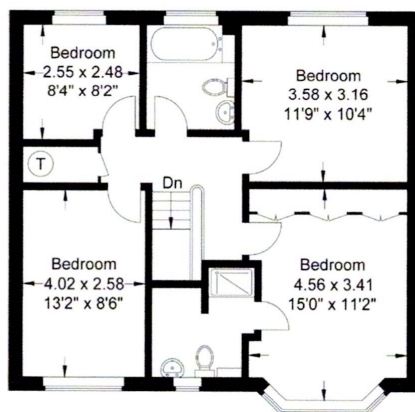
**Front Garden**

Front garden allows for a driveway and further parking for 3/4 vehicles. There is a side gate which leads to the rear enclosed south facing garden.





Approximate Gross Internal Area = 150.67 sq m / 1621.79 sq ft  
 Garage = 13.64 sq m / 146.81 sq ft  
 Total Area = 164.31 sq m / 1768.61 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

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