



2 Langham Road, Raunds,
Wellingborough, Northamptonshire.
NN9 6LD





£275,000

Freehold

Welcome to this charming three-bedroom semi-detached house located in the heart of Raunds, perfectly positioned for family living and convenience. Situated close to Windmill Primary School and with local amenities right on your doorstep, this property offers the ideal blend of comfort, space, and accessibility for modern day living.

Upon entering, you are greeted by a spacious hallway that leads into three well-proportioned reception rooms. Each reception room is full of natural light and offers versatile living spaces perfect for relaxing, entertaining, or working from home. Whether you want a cozy lounge, a formal dining room, or a play area for the children, these rooms provide flexibility to suit your family's needs.

The kitchen is complemented by a handy utility room and cloakroom, adding practical touches that busy households will appreciate. The utility room offers additional storage and workspace, keeping household chores





Entrance

Lets enter into this lovely family home. The hallway is light and bright with inset light filtering in from the double glazed front door with stain glass red inset. Stairs rise to the first floor. The hallway is also home to a useful understairs storage cupboard and dado rail to middle height. There is a small original door which is where you will find the consumer unit. The hallway is heated by radiator and there is also a telephone point.

Kitchen / Diner

2.67m x 5.65m (8' 9" x 18' 6") This large spacious kitchen is fitted with a range of kitchen cabinets in Mahogany wood. The work surfaces are raised with inset green tiling which incorporates the 1.5 sink drainer. The electric Logik oven is separate to the gas hob and concealed canopy over. There are spaces for the fridge and freezer. The large window to the rear allows you admire the garden and wildlife when they come calling for those winter birds feed. The Dining area/ breakfast room is perfect for family members to eat at evening time after a long day at work or school. There are French doors leading out into the garden and doorway to the lounge.

Lounge

3.69m x 4.20m (12' 1" x 13' 9") The large lounge is spacious and is fitted with a large picture window to the front aspect. The room is featured with a traditional brick style surround and tiled hearth. (There is a gas fire in place, however this has been disconnected). The room is fitted with TV points and Telephone point and radiator.

Dining Room

3.00m x 4.15m (9' 10" x 13' 7") This useful room has flexible usage throughout and can be a formal dinning room especially for season meals like Easter & Christmas when friends and family come calling. It could also be a living room just to chill out and relax in. There is a large window to the side aspect and dado rail to middle height. Radiator completes the picture. Door to the utility area and cloakroom.

Utility Room

1.60m x 2.00m (5' 3" x 6' 7") This utility room is fantastic addition for a growing family as its separate to the kitchen area and provides room for the washing machine and tumble drier. There is an opaque door to the side for privacy. Here you will find matching wall & base units with blemished work surfaces over incorporating a stainless steel sink and mono mixer tap. The boiler is also located within this room as well. The flooring is tiled and there is a door to the separate cloakroom.

Cloakroom

The addition of the cloakroom is perfect for when coming in and out of the garden by the side utility door. Fitted with just a low level WC and original tiled flooring with tiling to water sensitive areas as well. There is also an extraction fan to complete this room.

First Floor Landing

The first floor landing is approached from the main entrance hallway. There is a window to the top of the stair case to the side which allows for natural light to enter. Here also you will find the loft access, we understand that the loft is partially boarded with a ladder and no light. There is a dado rail to middle height and all doors to featured rooms.

Bedroom One

3.25m x 3.50m (10' 8" x 11' 6") Bedroom one is spacious and located to the front of this property. Currently there is a range of free standing wardrobes,

however if required we are certain that modern fitted wardrobes could be easily installed. Bedroom one is also home to the airing cupboard housing the water cylinder. The bedroom is complete with sockets and radiator.

Bedroom Two

2.80m x 3.10m (9' 2" x 10' 2") Bedroom Two is located to the rear of this family home. It like bedroom one can easily accommodate a double sized bed and wardrobes if required. There is a window to the rear which gives a view of the garden and the radiator and the electrical sockets along with a fitted cupboard complete the room.

Bedroom Three

2.32m x 2.40m (7' 7" x 7' 10") The smallest of the three bedrooms. The room is perfect as a bedroom or maybe if could easily be transformed into a nursery or working home office. There is a window to the front and radiator. The flooring is laminate.

Family Bathroom

1.63m x 2.43m (5' 4" x 8' 0") The bathroom is spacious in size with a white bathroom suite. There are light oak units and matching bath panel with a shower over and mixer taps. There is a low level WC and wash hand basin with flip mixer tap also fitted in the same furniture. There are chrome downlighters and a chrome style ladder radiator. The bathroom is fitted with two opaque windows to the rear for privacy. Flooring and walls are ceramic.

Rear Garden

The rear garden can be accessed by the French doors by the way of the kitchen / dining area, or from the side door from the utility room. Mostly laid to lawn with a small width pathway. The garden is enclosed by timber fencing and brick walling where seen. There is hardstanding for a shed as well. The garden is also fitted with an outside tap.

Side Garden

To the side of the garden this area is mostly laid to paving and can provide a nice seating come BBQ area in the summer. let the children paly on the lawn and yet still be able to monitor them for any minor falls. There is a decorative ornate gat to allow access to the front of this property. Enclosed and surrounded by brick wall and step up to the door to allow entry into the detached garage.

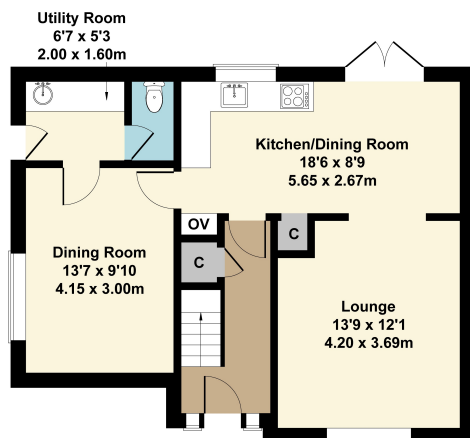
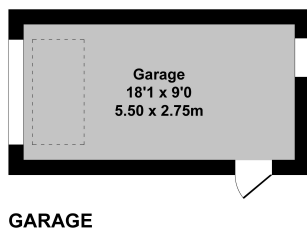
Garage

2.75m x 5.50m (9' 0" x 18' 1") The garage is detached and is fitted with up and over door to the front. There is a side door allowing access from the side garden and window to the rear. Garage is fitted with power and lighting. The driveway to the front allows for parking.

Front Garden

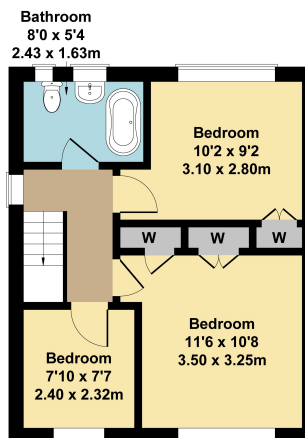
The front of this property is rather substantial as it sits on a corner plot and there is a lot of ground and space. The front also offers a separate driveway for further parking. The front is mostly laid to lawn with a privet hedge for privacy. There are further shrubs and hedgerows and grass areas.

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GROUND FLOOR

Approximate Gross Internal Area = 112 sq m / 1206 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(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