



44-46 THORPE STREET

RAUNDS • NN9 6LS



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AT A GLANCE

- Characterful, double-fronted home, peacefully located set back from the road yet superbly positioned for access to local facilities.
- Approaching 1,500 square feet of exceptionally versatile accommodation with flexible layout ideal for hybrid workers, growing families and multi-generational living.
- Generously proportioned sitting room, family room and dining room, plus office/gym.
- Well-crafted kitchen, breakfast area and utility.
- Four bedrooms, plus dressing room/bedroom 5.
- Fully remodelled and refitted bathroom, and separate shower room.
- Delightfully private, low maintenance garden and ample off-road parking.

THE PROPERTY

The Stone House is a charming and beautifully presented family home, perfectly located on the edge of Raunds away from the hustle and bustle of Town yet remaining convenient for excellent local facilities such as nearby Rushden Lakes with its shops, restaurants and cinema, along with the calming outdoor amenity of Stanwick Lakes and the footpaths and walkways of the Nene Valley.

Once two cottages built of attractive Northamptonshire stone, the property is believed to date back to the late C19th and has been sympathetically extended, remodelled and upgraded over the years to provide accommodation of undoubted style and quality, whilst retaining much of its original character, including fireplaces, exposed stonework and period detailing.

Now with approaching 1,500 square feet of exceptional living space, including two generously proportioned reception rooms to the front, the property also features a delightfully private, low-maintenance courtyard gardens, ideal for outdoor dining and entertaining.

Vendors View: We have loved living in this beautifully quiet and characterful home, perfect for family gatherings with a wonderful, homely feel and just a quick hop to lovely open countryside



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ACCOMMODATION IN BRIEF:

Recessed entrance porch with uPVC double-glazed door into the glazed entrance vestibule.

SITTING ROOM

Spacious and light with wood laminate flooring and feature ceiling timbers, stone fireplace with Hunter wood-burning stove for cosy evenings, decorative cover to radiator and charming window seat overlooking the front garden.

FAMILY ROOM

Wood laminate flooring, feature ceiling timbers and exposed stone wall with display niche, Victorian style cast-iron fireplace with tiled inserts, decorative cover to radiator and two windows overlooking the front garden.

DINING ROOM

Flooring with contrasting quarry-tiles, decorative fireplace with mantelpiece, exposed brickwork and top-mounted barn-style strap sliding door opening to:

STUDY/HOME OFFICE

With tiled floor and part-glazed door opening onto the garden. This versatile space is currently being used as a gym but could equally serve as practical home office or boot room.



KITCHEN

Fitted with extensive hardwood countertops, Belfast-style sink unit with swan neck mixer tap and a comprehensive range of painted cabinets incorporating wine rack and pull-out vegetable baskets, and attractive pattern-tile splashbacks. Range cooker with extractor hood over, wall-mounted boiler, panelling to half-height, tiled floor and stairs rising to the first-floor landing.

BREAKFAST AREA AND UTILITY ROOM

Fitted to complement the kitchen, with hardwood counters incorporating breakfast bar, Belfast-style sink unit with swan-neck mixer tap, fitted cabinets and shelving, space and plumbing for washing machine and dishwasher, tiled floor, glazed door (with useful dog flap) opening onto the garden.

SHOWER ROOM

Fully tiled and fitted with a white suite comprising quadrant shower enclosure with mains-pressure shower, vanity unit with washbasin, mixer tap and fitted cupboard, close-coupled WC. Extractor fan and obscure-glazed window.

FIRST FLOOR LANDING

Access via pull-down loft ladder to the fully boarded loft space.

PRINCIPAL BEDROOM

Features two windows overlooking the garden to the front. Secondary loft access.

BEDROOM TWO

Ideal guest room with window to rear.

WALK-IN DRESSING ROOM/BEDROOM FIVE

Currently configured as a fifth bedroom with double bed.

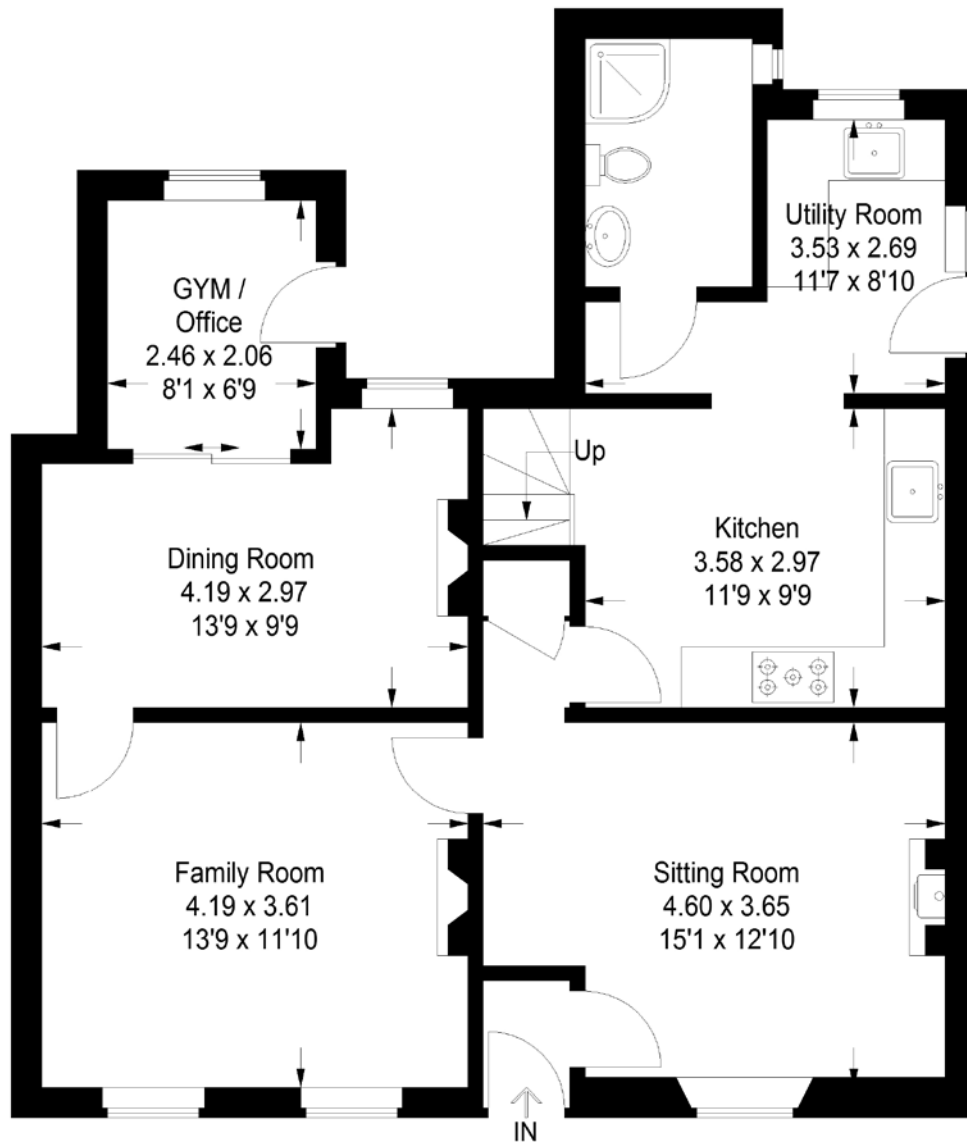
BEDROOM THREE

Featuring a range of fitted wardrobes. Window to front elevation.

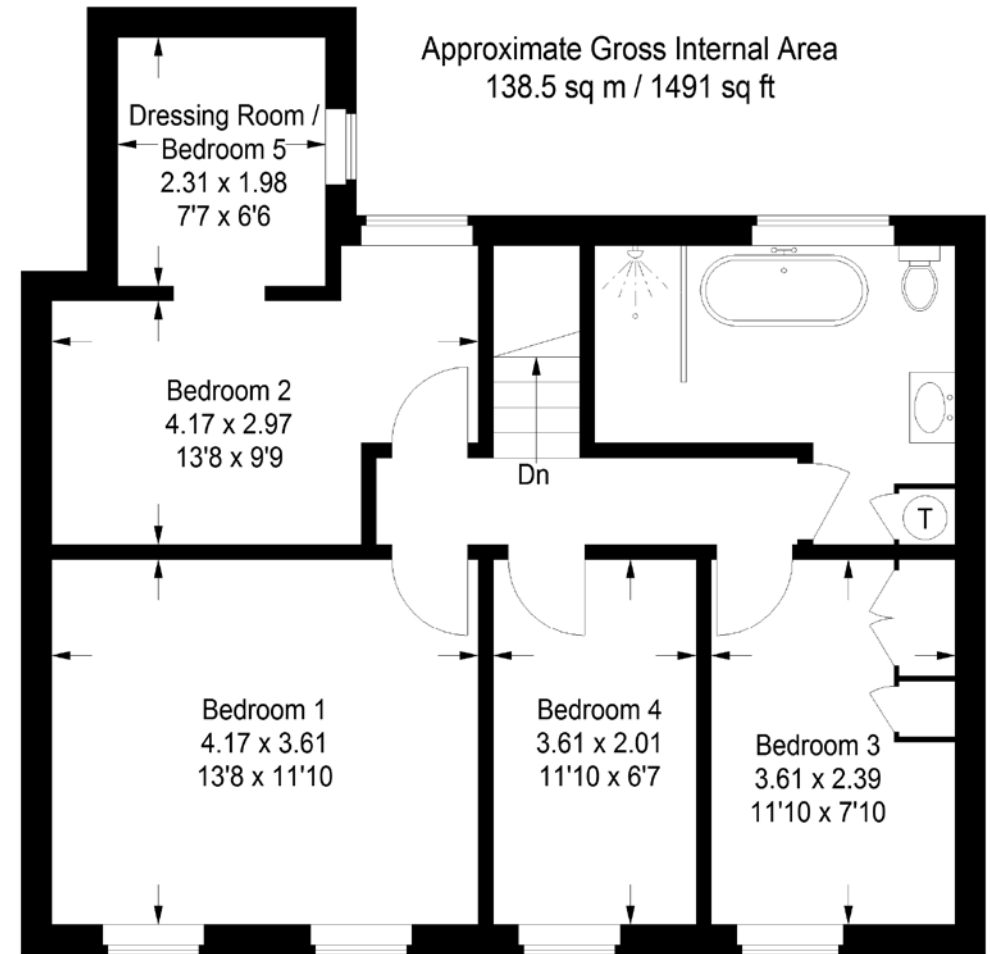
BEDROOM FOUR

Window to front elevation.





Ground Floor

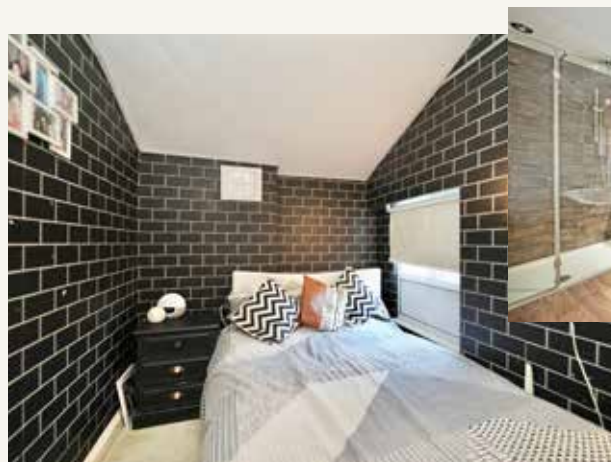


First Floor

Approximate Gross Internal Area
138.5 sq m / 1491 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1260208)

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BATHROOM

Superbly remodelled and refitted with quality suite comprising free-standing roll-top bath with 'ball and claw' feet and shower mixer taps; tiled double-width walk-in shower enclosure with 'Monsoon' and separate hand shower with glazed screen and integrated digital valve remote control, wall-hung washbasin with storage drawers, vanity mirror and tiled splashback, close-coupled WC.

Radiator/heated towel rail, wood laminate flooring, recessed ceiling downlighters, extractor fan and window to rear. Shelved airing cupboard housing the hot water cylinder.

LOFT

Fitted Velux window, this space extends to around 3.50m x 4.30m (11'6" x 14'2") and is currently being used as a music room. There is also a second loft space above the principal bedroom and there is potential for conversion, subject to Building Regulation approval.

OUTSIDE

The property is set well back from the road with a pleasantly maturing frontage of lawn with a variety of trees and shrubs, along with ample off-road parking.

The delightfully private rear courtyard garden is predominantly gravelled for low maintenance and is an ideal place for dining and entertaining, relaxation and leisure. There is a variety of shrubs, climbing plants and

raised brick planters, exterior lighting and water supply, gated pedestrian access to the front.

Brick and pantiled outbuilding with power and light offers superb workshop/hobbies space.

NOTE

The property features gas heating and double glazing. The current EPC rating of E could be improved with additional insulation and thermostatic radiator controls (D), and further significantly upgraded with solar/photovoltaic panels (C).

LOCATION

The East Northamptonshire market town of Raunds offers a good variety of shops and eateries, primary schools and the well-regarded Manor School. It lies a short distance from the newly upgraded A14 giving excellent access to the A45, M1/M6. The nearby towns of Wellingborough, Bedford and St. Neots offer a mainline commuter service, with the recently upgraded A14 linking to the M1/M6 and A45.

The town enjoys a full range of shops and amenities including supermarkets, a medical centre, GP surgery, post office, schooling for all ages, restaurants and parks. The town square hosts a market with regular stallholders selling fresh local produce. Nearby Stanwick Lakes affords extensive play

areas to keep families entertained, and acres of wide-open spaces and paths. The nearby Rushden Lakes development boasts a variety of shops, restaurants and a multiscreen cinema. Mainline train services operate from Kettering, Wellingborough and Corby to London St. Pancras International with a journey time of around one hour.

ADDITIONAL SCHOOL INFORMATION

Windmill Primary School (Academy).
St. Peter's Church of England Academy.
Raunds Manor School Sports College for children aged 11-18 years.
Stanwick Academy.
Ringstead CofE Primary School.
Wellingborough School: independent school serving children aged 3-18.
Kimbolton School: independent school serving children aged 4-18.
Oundle School: co-educational independent school serving children aged 11-18.



BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

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