



15 North Street, Raunds, Wellingborough,
Northamptonshire. NN9 6HX





£350,000

Freehold

Welcome to this stunning three-bedroom, semi-detached family home situated in the charming town of Raunds. Perfectly combining modern comforts with spacious living, this beautifully extended property offers an exceptional lifestyle for growing families or professionals seeking a versatile space. With three generous reception rooms, two contemporary bathrooms, and a range of thoughtful features, this home truly stands out from the rest.

Step inside to discover a bright and inviting interior enhanced by underfloor heating and an advanced Nest Heating System, ensuring your home stays warm and energy-efficient throughout the year. The accommodation spans three spacious storeys, offering flexible living areas to suit your lifestyle. Whether you're entertaining guests, spending quality family time, or enjoying some peaceful solitude, there's a room to meet every need.





Entrance

Step up and into the over head porch and open the door to the front. Once inside you will notice the original tiled flooring with decorative mouldings to the ceiling and archway. Stripped furniture doors to the living room and kitchen areas and stairs rising to the first floor.

Lounge

3.20m x 3.70m (10' 6" x 12' 2") This beautifully dressed living room offers a very smart well balanced relaxing feel. The bay window to the front is fitted with soft folding window blinds allowing for privacy if required. The room is decorated in cream with original style fitted cupboards which are ideal for storage for books and internet outlet sockets. This delicate room is also featured with a black moulded shaped fireplace. There is also the super addition of an air condition unit providing sufficient heating and cooler temperature during the seasonal year.

Kitchen / Dining Room

3.90m x 4.70m (12' 10" x 15' 5") This kitchen offers room for entertainment and is beautifully dressed in Ivory/cream. The kitchen itself is fitted with integral appliances to include Fridge/ freezer, dishwasher and washing machine. The oven is Hotpoint with halogen top and shaped canopy over. The sink is inset with drainer and Quooker tap providing filter cold water, sparkling water and hot water plus normal tap control. This room also affords a dining room table to enjoy family meals with friends and guests. The whole area is controlled by NEST heating proving under floor heating throughout. There is an opaque with to the side for privacy. Door to a cupboard which houses the I-mini combination boiler and space for a condenser boiler. The kitchen is also fitted with a separate areas for storage and wine rack. The flooring is Karndean. Open plan to the garden room. and open hatch as well.

Family Room / Garden Room

4.40m x 3m (14' 5" x 9' 10") Step through from the kitchen into this lovely garden room which is just perfect to entertain friends and family in all year round. The bi-folding doors are stylish and allow for the outdoor to blend in with the indoors. Dressed in modern featured panelling with delicate contrasting colour scheme. The wall lights are perfect for those cosy winter nights. The skylight allows for pure natural light to stream through enhancing the space. The flooring is karndean and creates a smooth tranquillity when relaxing with the under floor heating and air conditioning unit for those barmy summer nights.Door to the side and door to the cloakroom and open ended gate to the boot room / utility area.

Cloakroom

The cloakroom is s super added addition when friends and family members have gathered together to party. The cloakroom is entered by a latch and brace style door, window to the side is opaque for privacy. The WC is a traditional with wall mounted cistern.

Boot Room / Utility

1.66m x 2.30m (5' 5" x 7' 7") This room is perfect for all of those coats and dirty muddy boots to be stowed away in. Its also combines with a utility area as well providing an inset style butler sink with wooden block work surfaces over and mixer tap. There is a uPVC window to the rear so you can always be watching the children playing or your pets causing mayhem in the garden. The room is also fitted with bespoke style furniture allowing storage for outdoor clothing . The room is heated by a chrome heated towel rail and the flooring is Karndean. The ceiling is lit by down lighters.

First Floor

Approach the first floor with its neutral decoration. There are stipped abck wooden doors to bedrooms one and three and the family bathroom. Stairs rising to the loft room/ bedroom two.

Bedroom One

3.20m x 4.70m (10' 6" x 15' 5") The main bedroom is located to the front of this stylish family home. Completely fitted with a full range of contemporary wardrobes and storage compartments suitable for hanging rail space and shoes. The bedroom is also tastefully decorated in neutral shades to allow for it be changed should you consider to. There is fashionable featured fire place to add to its appearance. The room is also fitted with an air conditioning unit and speaker system and the radiator completes the picture.

Bedroom Three

2.45m x 3.00m (8' 0" x 9' 10") The smallest bedroom is perfect as a nursery or as a dressing room. It allows for fashion items to be displayed like perfume ranges and shopping bags. Dressed in white the room creates a feel of warmth and relaxation and also a fashionable fire place. There is a window to the rear allowing for you to view the garden and the room is complete with a fitted radiator.

Family Bathroom

2.11m x 3.00m (6' 11" x 9' 10") This spacious bathroom is perfect for a growing family. So there should be no hold ups in the morning for going to work or being late for school. The bathroom is fitted with a P shape bath with shower over and mixer taps. The bathroom is also complemented by a soft close Wc and pedestal with wash hand basin. The chrome ladder style radiator will allow for the towels to be warm a long hot shower or bath. The window to the rear is half opaque with clear glass to the top. The flooring is modern and easy to keep clean when water is spilt and not protected by the wall tiling.

Second Floor

Climb the stairs to the guest bedroom or loft room if you prefer. This unique home offers such versatility throughout and this room is perfect for friends to use or teenagers to hide way in.

Bedroom Two

4.40m x 5.00m (14' 5" x 16' 5") Beautifully set to the top floor of this family home is the guest bedroom. The room is light and airy with a stylish feature brick wall display. The room is fitted with a range of storage cupboards to the roof eaves space. The room has been decorated in a chic, simple delicate style. The velux to the rear allows for fresh air and light to enter if and when required. The room is complemented by a radiator and down light. Bi-fold door to the small en-suite room.

En-Suite

The super en-suite is perfect for this room and for guests staying over. The room is fitted with a WC and pedestal with wash hand basin and flip tap. The velux to the front allows for fresh air to enter and natural light, although the room is also complemented with a inset down light and there is a glass featured portal window looking out onto the stair case. The flooring is set in grey tiled effect laminate.

Rear Garden

Step outside from the garden room into the enclosed rear garden. This lovely garden boast a home office combined with a small gym area and concealed shed. The patio is extensive and can easily allow for summer furniture to be placed on. To the side of the home office there is also further paved area ideal for those sun loungers and BBQ. To the external part of the home there is contemporary lighting to be found, outside tap and reel. Side footpath with gate allowing access to the front. Garden is enclosed by timber fencing and brick wall enclosure

Home Office

3.00m x 4.00m (9' 10" x 13' 1") Currently being used with flexible space and also contains a gym work out area as well as a concealed shed.

Concealed Shed / Storage

Great space for all of those garden tools to be stowed away in and its all nicely hidden out of sight.

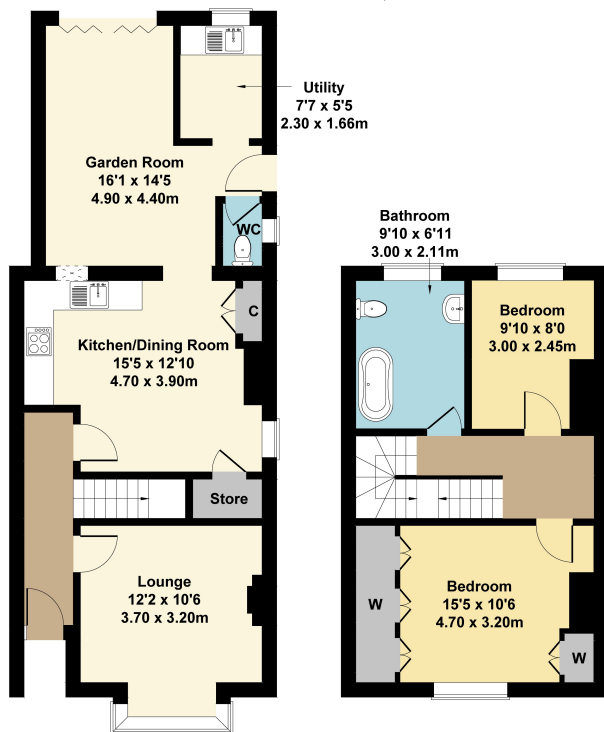
Front Garden

The front section of the garden is enclosed by brick wall with small privet to the front. Ranch railing to side with footpath allowing access via the timber gate to the rear garden.

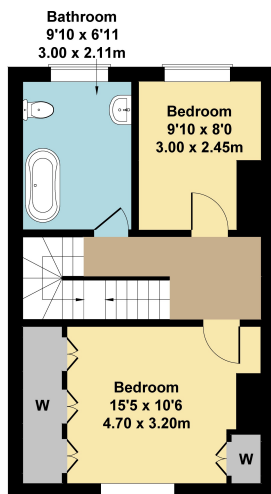




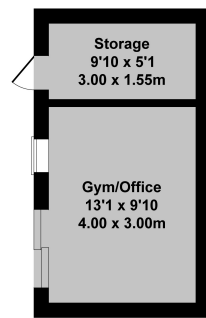
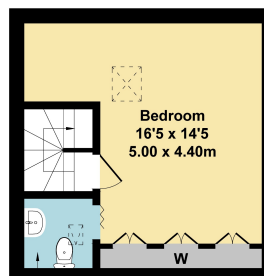
15 North Street, Raunds



FIRST FLOOR



SECOND FLOOR



OUTBUILDING

GROUND FLOOR

Approximate Gross Internal Area = 144 sq m / 1550 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+) A		
(81-91) B		
(69-80) C	67	77
(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		

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