



31 Pentelow Way, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6XD





£290,000

Freehold

Welcome to this beautifully presented 3-bedroom, 2-bathroom end of terrace townhouse situated in the heart of Raunds, perfectly combining style, space, and practicality for modern family living. This generous three-storey home boasts three spacious double bedrooms, including a master bedroom complete with a private dressing room and contemporary en-suite bathroom. The property benefits from a fully fitted dark charcoal kitchen breakfast room, spacious lounge with French doors leading to the outdoor space, and a double driveway providing ample parking. With open views to the front and easy access to local amenities, this charming property offers a superb opportunity for families and professionals seeking comfort and convenience in a sought-after location. Raunds is a thriving market town known for its friendly community atmosphere and excellent local facilities. Residents enjoy close proximity to reputable schools, a variety of shops, cafes, and essential services, all within walking distance.





#### Entrance Hallway

Let's begin and enter into this beautiful family home. The door opens in a light and welcoming hallway with a light balanced feel. The hall is tastefully presented with modern panelling to middle height. The soft grey textured carpets creates a soothing cosy feel as we begin our journey through this adorable home. There are doors to the cloakroom, kitchen breakfast room and spacious lounge. The hallway is dressed to impress with stylish radiator covers and lighting. There's even a handy little storage cupboard. Stairs rising to the first floor.

#### Cloakroom

1.11m x 2.14m (3' 8" x 7' 0") The super added addition of the cloakroom is perfect as it provides family and friends to use without having to climb the stairs to the private areas. Presented with a white suite and blended with grey middle height tiling to protect any water spillages. Here you will find a low level WC and vanity with wash hand basin with flip mixer tap. The room is fitted with a chrome ladder radiator and extraction system and downlighters to the ceiling. The flooring is matched to the colour of the tiles. The window to the front is opaque for privacy and the consumer unit is located within.

#### Lounge

4.03m x 4.79m (13' 3" x 15' 9") Step into the spacious comfortable modern lounge which is dressed to the nines theme as the hallway and throughout this trendy home. There are French doors to the rear with side windows and top openers, which open out onto the lovely rear enclosed pretty garden. We feel the room is light and bright and offers room for a growing family to enjoy along with friends and guests. The lounge is complemented by numerous double electrical sockets and panelled radiator with media panel combining the TV Point and telephone point.

#### Kitchen/ Breakfast Room

2.35m x 4.45m (7' 9" x 14' 7") The kitchen breakfast room is style in a gorgeous dark charcoal grey with everything you need to prepare a light breakfast to a gourmet meal for friends and guests to enjoy. The kitchen is fitted with a range of cabinets with white contrasting work surfaces and upstands. There is also underneath quadrant lighting. The kitchen includes a integral fridge/ freezer and new oven with gas hob and backing plate and shaped canopy over. The stainless steel sink drainer with 1.5 bowl inset. There are also usb double outlets sockets for those modern mobile phones to be plugged into.

#### Breakfast Area

The breakfast area is to the front of the kitchen and can easily accommodate a good sized table or smaller if preferred. This allows for a family or couple to enjoy a early morning cuppa and admire the open field views to the front. There is a window to the front aspect and panelled radiator. The flooring is fashionable and light in colour.

#### First Floor Landing

Take the staircase from the entrance hallway and ascend the first floor by the way of the soft grey carpets under your feet. The landing is spacious and there are doors to the second and third spacious double bedrooms and the family bathroom. The useful cupboard allows for storage of bed linen and towels. The landing is kept warm by the panelled radiator. Stairs ascend to the second floor to the master suite and en-suite.

#### Bedroom Two

3.04m x 4.79m (10' 0" x 15' 9") This lovely home doesn't stop giving on quality and space. The second bedroom is spacious and also has flexible use as a home office if required to do so. This bedroom is located to the rear and the window opens out onto the rear garden and the view of this development. There is certainly room for modern furniture to be installed if required. The room is also fitted with a media panel and kept warm by a panelled radiator.

#### Family Bathroom

2.38m x 2.53m (7' 10" x 8' 4") This family bathroom is perfect for family and guests to enjoy if staying over for the night. It is as you would expect fitted with a contemporary suite providing a white suite with bath and shower plus rain shower over and split folding screen door. There is a low level WC plus a soft close double drawer vanity unit under with wash hand basin and mixer tap. The tiling to the walls protects the water sensitive areas. The flooring is light and fashionable and easy to keep clean. Heated by a chrome radiator / towel rail and the lighting is by the way of downlighters.



#### Bedroom Three

2.92m x 4.79m (9' 7" x 15' 9") The third bedroom is also of a generous size and again is dressed in delicate texture. There are two windows to the front allowing for open field views. This room is also fitted with soft light carpet and complete with a panelled radiator.

#### Second Floor Landing

The second floor landing leads to the Master suite and En-suite. There are doors to the separate En-suite shower room and then to the main bedroom area.

#### Master Suite

3.67m x 4.91m (12' 0" x 16' 1") The master bedroom is spacious and generous in its size. This bedroom is perfect for modern day living as it also comes with a separate dressing area as well. The room also includes a cupboard for storage and houses the IDEAL combination boiler. You have a beautiful view to the front through the window which looks out onto the field views. The room is fitted with numerous sockets and panelled radiator.

#### Dressing Room

1.87m x 2.68m (6' 2" x 8' 10") The dressing room is perfect for his and hers clothes to be kept. We think it may be possible to have fitted furniture if required. There is a velux/ skylight window to the rear.

#### En-Suite

2.11m x 2.44m (6' 11" x 8' 0") The main En-suite shower room is just before you enter into the master suite. It is fitted with shower cubicle with folding screen door and shower plus rain shower over. The suite is white and includes the low level WC and wash hand basin and vanity unit. The chrome radiator will certainly keep it warm and the flooring is fashionable and easy to keep clean. There is a velux window to the rear aspect and tiling to protect the water sensitive areas.

#### Rear Garden

The rear garden can be accessed from the main French doors from the lounge or by the way of the side timber gate allowing access to the side and front. The garden is neat and lovely and includes a lawn with stepping stones inset. There is also a generous patio which is just perfect to relax on after you've cut the lawn. The garden also is fitted with a double outside waterproof double socket, outside tap and contemporary lighting. All enclosed by timber fencing and small garden shed.

#### Front Garden / Driveway

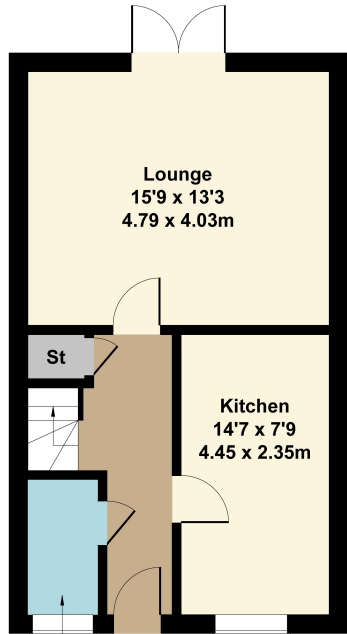
The front of this garden sits on a corner plot with lawn and stepping stones surrounded by small decorative shrubs and bark area. To the side is an enclosed small garden shed which allows for the wheelie bins to be stowed away. The driveway allows for two vehicles and obviously parking to the side of the house.

#### Agents Notes

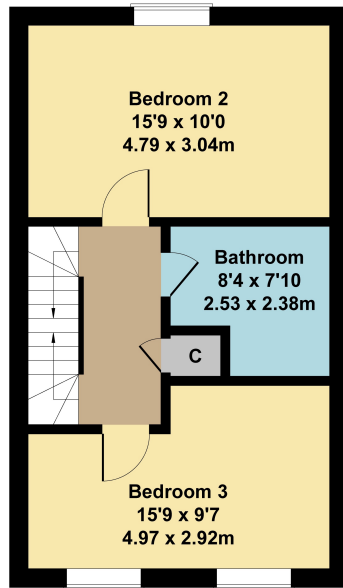
To comply with Government Money Laundering Regulations. We are required to confirm the identity of all prospective buyers at the point of agreeing a sale. We use the services of a third party and there is a nominal charge for this service. Please note that we are unable to issue a Memorandum of Agree Sale until the checks are complete.

Agents Notes: We must point out to all prospective buyers that Northdale Common has a service charge attached. We understand that it is approximately around £200 annually. We advise all buyers to have this information checked by their solicitors.

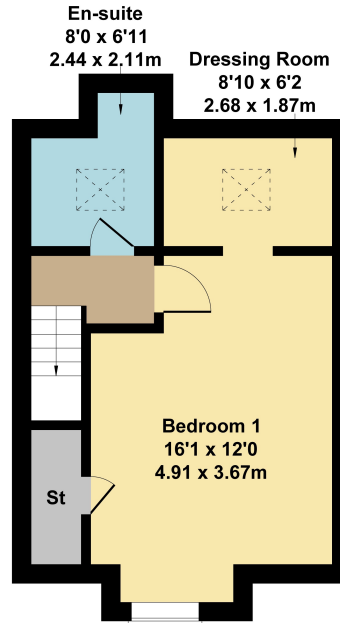
# 31 Pentelow Way Raunds



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Approximate Gross Internal Area = 117 sq m / 1259 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+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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