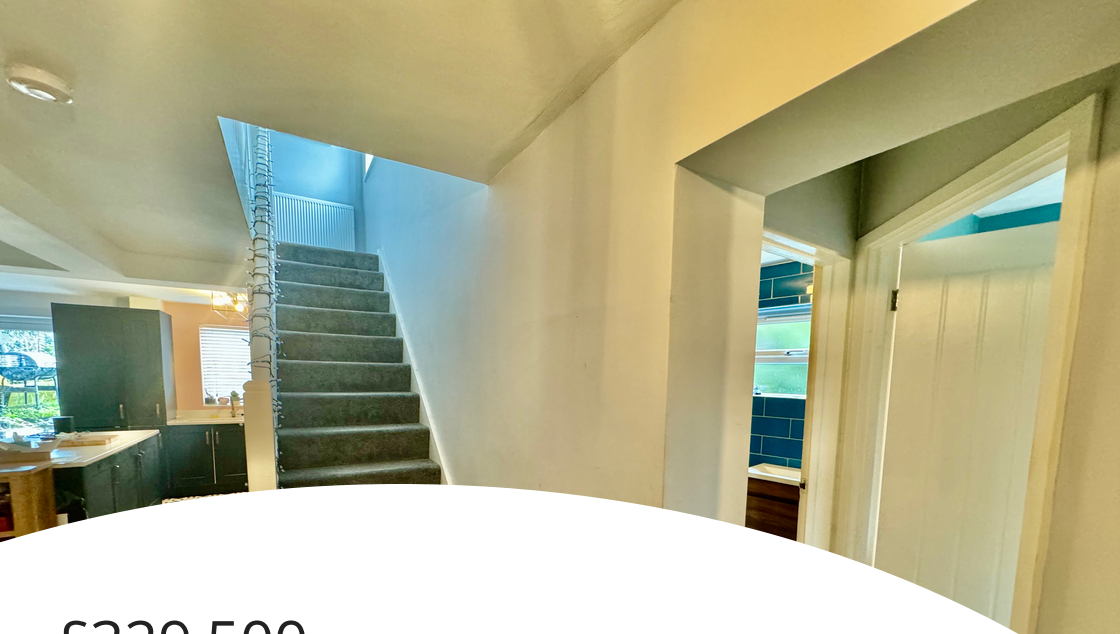




47 Midland Road, Raunds,
Wellingborough, Northamptonshire.
NN9 6JF





£329,500

Freehold

Frosty Fields Estate Agents would like to introduce this extended four bedroom semi-detached family home set on the outskirts of Raunds town. It is accessed by a private unadopted road with vehicle access to the driveway and garage. Accommodation comprises of the following; Spacious entrance hallway, ground floor bedroom, shower room, open plan fully fitted kitchen and family area, utility room. Upstairs there are three further bedrooms and family bathroom. Outside rear garden and foot path leading to the front. Driveway and Garage.





Entrance Porch

Door to the front aspect and window to side both being uPVC. The entrance then opens into a spacious hallway with plenty of room for coats and shoes. The flooring is ceramic and also wooden with decorative design. There is a stylish black ladder radiator, Stairs rising to the first floor, doorway to the ground floor shower room and optional fourth bedroom. The hallway also is open to the Kitchen/ family room area.

Bedroom Four

3.15m x 3.60m (10' 4" x 11' 10") The extension to this property allows for this fourth bedroom or could be used for another use if you so choose. There is a large picture window to the side and uPVC. Radiator and double sockets.

Shower Room

2.064m x 2.068m (6' 9" x 6' 9") This is a super addition to have two bathrooms, so there's no need for friends and family to climb the stairs enter the other private areas. The shower room is set in Turquoise Blue so it's definitely striking and fully tiled. There is an opaque window to the side aspect. There is a large spacious shower cubicle with Triton fitted shower unit, Vanity unit with waterfall mixer taps and draws below, close coupled WC and extraction system. The shower room is also fitted with a ladder style radiator and grey fashionable flooring.

Kitchen / Family Room Area / Dining Room

4.80m x 5.22m (15' 9" x 17' 2") The kitchen family room area is open plan and there is plenty of room to entertain friends and family members. The kitchen is fitted with a dark blue cabinets with a mosaic pink and grey ceramic floor tiled. The kitchen is also fitted with a central island with breakfast bar, there are integral appliances underneath to include usb double sockets and fridge. The kitchen is also has Bosch double ovens, Bosch 5 ring gas hob and shaped canopy over with upstands. The sink is inset within the granite top with Victorian mixer tap. There are numerous cupboards and carousel style and slimline tall boy for storage. Door to utility room.

The family room area could also be used as a dining room. There are French doors to the rear aspect and window to the rear of the kitchen both in uPVC. Wooden decorative flooring and double radiator. Door to the lounge.

Utility room

The utility room is on the side of this home and accommodates the rest of the appliances. Fridge freezer and washing machine and dishwasher plus space for the tumble drier. There is large picture window to the side and double glazed door to the rear. The Viessman combination boiler is also located in the utility area. There is also plenty of room for storage with work surfaces and electrical outlet points.

Living Room

3.20m x 3.30m (10' 6" x 10' 10") The lounge is entered from the open plan kitchen/ family room come dining area. There is a uPVC window to the front. There is TV point and telephone points and double radiator.

First Floor Landing

From the spacious entrance hallway climb the stairs to the first floor landing. There is a uPVC Window to the side aspect and doors to all featured rooms. Loft access and double socket outlet point. Door to airing cupboard / stoorage.

Bedroom One

2.80m x 3.54m (9' 2" x 11' 7") The main bedroom is to the front of the property.. It is spacious with fitted sliding mirrored wardrobes. There is a large picture window to front aspect being uPVC. The room is also fitted with a radiator and double electric sockets.

Bedroom Two

2.44m x 3.12m (8' 0" x 10' 3") The second bedroom is situated to the rear of the property and overlooks the garden. There are also fitted wardrobes, along with a radiator and double sockets.

Bedroom Three

2.25m x 2.87m (7' 5" x 9' 5") The smallest bedroom and situated to the front of the property. Bedroom has a radiator and double sockets. This bedroom could easily be used as an office if required, or nursery.

Family Bathroom

The bathroom is fitted with a white suite. The bath is 'P' shaped with shower screen and shower over with tiling to water sensitive areas. The wash hand basin is fitted within a vanity unit with drawers below and waterfall mixer tap. There is opaque window to the rear and ladder radiator. The flooring is in grey and tiled with an extraction system.

Rear Garden.

The rear garden can be accessed from the side footpath by the way of the garage or from the French doors to the rear. Opening out onto a porcelain style patio. Steps up to a further lawned area and enclosed by timber fencing and security lighting. There is also an outside shed, and outside tap and double electric water proof socket. Side ornate gate leading to the front via the footpath.

Garage

2.31m x 4.67m (7' 7" x 15' 4") Garage set to the side of the property with up and over door, power and lighting.

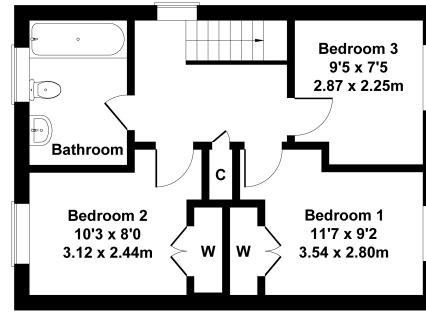
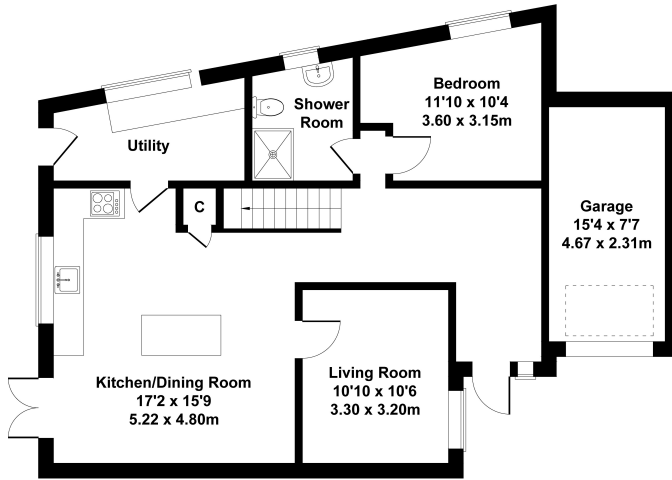
Front

The property can be access from Midland road via an unadopted road with vehicle access across the this home. Mostly laid with driveway and there is a garage and gate access to the side with privet to the front.



47 Midland Road, Raunds

Approximate Gross Internal Area
1367 sq ft - 127 sq m



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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