



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





£359,950

Freehold

Frosty Fields Estate Agents Ltd are pleased to present this characteristic family home nestled on the outskirts of Raunds. This beautiful home is deceptive in its size. Accommodation comprises of entrance hallway, lounge, fully fitted kitchen, study, dining room, utility room and shower room to the ground floor. There are three spacious bedrooms all with fitted wardrobes, and family bathroom. Externally this delightful property offers a covered carport area, detached garage (not for vehicle access) beautiful manicured gardens with summer house and fruit trees. The front is set back and can easily accommodate numerous vehicles.





Entrance Hall

Open the door through the double glazed door and admire the karndean flooring as you step inside. There are stairs rising to the first floor and a featured door to the under stairs cupboard housing shelving, there is also another cupboard with the consumer unit and meters inside. There are featured glass doors to the lounge and kitchen and double radiator. Telephone point, dado rail and coving to ceiling.

Lounge

3.63m x 4.83m (11' 11" x 15' 10") (Measured into bay). This lovely lounge is cosy and snug with its central fireplace with inset gas coal fire especially on a winter's night. The polished karndean flooring makes life easier to keep it clean and adds a touch of class. The bay window to the front allows for natural light to flood through as well. The lounge also has a TV Point, picture rail and featured wall lights and radiator.

Kitchen

3.00m x 3.02m (9' 10" x 9' 11") Lovely and light the kitchen is dressed with light fashionable cabinets with roll top work surfaces over. There is a one bowl enamel sink and drainer with swan neck mixer taps over and tiling to water sensitive areas. The electric oven is Neff and the Siemens induction hob and cooker hood over. The kitchen also has fitted inset lighting to set within the cornice. The window to the side aspect looks out onto the covered carport. The Vaillant boiler is also located within the kitchen area. The flooring is ceramic tiling. There is an Archway into the dining room extension and glass door to the study/ office.

Study / Office

2.57m x 3.20m (8' 5" x 10' 6") This is room is ideal for anyone wishing to use this room for a study or home office. There is a uPVC window to the rear aspect. The office is fitted with a range of furniture which may be left or removed. There are numerous double electrical points, telephone point and double radiator.

Dining Room

2.464m x 5.187m (8' 1" x 17' 0") This super dining room is simply perfect for entertaining friends and family. There are sliding patio doors to the side and window to rear aspect. The flooring is polished karndean flooring. The room has been added onto the property so its a bonus for large families to enjoy not only for parties, but also throughout the year. There is a radiator and double sockets as well. Door leading to the utility.

Utility Area

1.781m x 2.987m (5' 10" x 9' 10") The utility area is also a great addition to the this lovely home. As it frees up the kitchen space. There is a uPVC door to the side aspect which opens out on the side footpath that wraps around the property, and window to the side. There is also a door to the ground floor shower room. The utility room is fitted with a stainless steel sink and drainer with tiling to water sensitive areas. Space for washing machine and there is a loft void.

Shower Room

1.760m x 2.097m (5' 9" x 6' 11") The shower room is perfect for extra bathing with a large family. There is a shower cubicle and WC, and vanity unit plus wash hand basin. The shower room is also fitted with a chrome ladder radiator and fitted mirror cabinet. The opaque window to the side for privacy.

First floor landing

The first floor landing is accessed from the stairs from the entrance hallway.

There is a uPVC window to the side aspect. There are featured doors to all bedrooms and family bathroom. Here also you find the loft access with ladder and light. Dado rail for decoration.

Bedroom One

3.63m x 4.27m (11' 11" x 14' 0") The main bedroom is located to the front of this established family home. It currently houses a large set of wardrobes as with bedside tables. There is a large picture style window to the front aspect. The room is also fitted with a double radiator and double sockets.

Bedroom Two

3.17m x 3.68m (10' 5" x 12' 1") The second bedroom is also spacious and over looks the beautiful garden. This bedroom is also fitted with wardrobes as well fitted dressing table. There is a radiator and window to the rear aspect.

Bedroom Three / Dressing Room

2.13m x 2.29m (7' 0" x 7' 6") The third bedroom is also fitted with wardrobes and dressing table. There is a window to the front aspect along with a radiator and coving to the ceiling line

Family Bathroom

1.976m x 2.110m (6' 6" x 6' 11") The bathroom is also very deceptive in its size. There is a corner style bath with mixer taps and shower rail/ curtain. There is also fitted glass display cabinets for all of those delicate products. There is a cornice across the opaque window to the rear aspect. The WC is close couple with inset square sink with flip mixer tap. There is tiling to three quarters to all water sensitive areas.

Rear Garden

The rear garden is landscaped and beautifully set out to allow for those of you with green fingers to either plant your vegetable sor simply to sunbathe when the weather allows. There is a footpath from the side kitchen door, or from the the sliding patio doors. The patio is large and wraps around. There is an awning to shade you from the sunlight and patio heaters. The lawn is shaped with various different sections. There is also a further patio with greenhouse. The garden is also home to three Apple trees (all cookers) and a small hidden tree escape. The summer house will also let you enjoy the fine weather and help you to relax with a glass or two, or maybe a good novel to read. There are also cultivated areas to grow vegetables.

Garage

2.489m x 4.802m (8' 2" x 15' 9") This detached garage is ideal for storage. There is an up and over door with power and lighting. Window to the side aspect is uPVC.

Carport

2.797m x 7.934m (9' 2" x 26' 0") This ideal carport is ideal for allowing you to park the car, or maybe just to tinker with old classic. There is an outside tap x 2 and outside waterproof sockets. The carport opens up onto the side footpath which takes you past the garage and extra outside tap as mentioned. The carport can be accessed by the remote roller shutter door.

Front Garden & Driveway

The front of this property is accessed by the ranch style gates which opens up onto the extensive drive. There is a small section of garden. The front of this property is timber fenced enclosed with a featured brickwall to the front.

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Approximate Gross Internal Area = 123 sq m / 1324 sq ft
(Excluding Carport)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	71	
(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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