



53 Windmill Lane, Raunds,
Wellingborough, Northamptonshire.
NN9 6SJ





£340,000

Freehold

Frosty Fields would like to welcome to the market this deceptive, well maintained Four bedroom detached house. This lovely family home offers plenty of space both inside and outside for a busy family. It is situated close to the local infant and junior school, is within easy walking distance of the town and close to all major roads and train stations. With its large parking area and private outlook. Early viewing is highly recommended. Accommodation comprises of: Four bedrooms, kitchen/dining room, lounge, conservatory, family bathroom. Externally there is large driveway with garage. Generous enclosed private rear garden not overlooked.





Entrance Hall/Cloakroom

0.872m x 1.787m (2' 10" x 5' 10") Enter into the hall area from the upvc opaque door to the side with downstairs cloakroom on the right. The cloakroom has opaque window to front low level wc, vanity basin with flip taps and ladder style radiator. Attractive tiling and vinyl flooring finish the smart look.

Lounge

3.864m x 5.182m (12' 8" x 17' 0") This large, light airy room is tastefully decorated complete dado rail creating a welcoming feeling upon entering. There are stairs rising to the first floor. There is a window to the front and a gas radiator. The very attractive fire surround with brand new modern fire enhances this room and with the neutral carpet, coving to ceiling and numerous electrical sockets it is a truly delightful room. The glazed french doors open into the dining area giving extra light.

Kitchen/Dining Room

3.096m x 7.779m (10' 2" x 25' 6") This well set out kitchen is fitted with an extensive range of light coloured wood effect units. There are areas for washing machine, dishwasher and a tall cupboard for fridge freezer. Also expect to find two circular stainless steel sinks with flip taps and a five ring De-dietrich range style cooker with two ovens and a rotisserie. (this is negotiable), a shaped canopy over hob with light. The discreet plinth and inset lights add a touch of class. The work tops are Black marbled which compliments the kitchen perfectly and the floor tiling brings the kitchen/dining room together. The window is to the rear and glazed back door leading to the garage and garden.

Dining Room

Enter through the french doors into this exceptionally large dining area with the kitchen at the far end. There is a double glazed window to the rear overlooking the garden. There are two radiators and several sockets. An attractive dado rail with the coving to the ceiling, laminate flooring. The french glazed doors leading into the conservatory makes this a very versatile room. The kitchen is towards the end of the dining area with a trendy breakfast bar.

Conservatory

2.967m x 3.107m (9' 9" x 10' 2") This floor to ceiling glass conservatory has french door opening into the garden. There is a double socket and sky light opening to the roof. Finished with a light grey laminate floor this is a great room for entertaining or just chilling out with a good book.

First Floor Landing

There is a loft hatch, airing cupboard with tank and all doors leading to all bedrooms. There is also a single socket point.

Master Bedroom

3.014m x 4.206m (9' 11" x 13' 10") This large bedroom has been dressed in neutral tones and is extremely smart and trendy. There is a lovely versatile dressing room with wardrobes discreetly through the archway. There is a double glazed window to the front with radiator, coving to ceiling and several electric sockets. The cream carpet compliments the room giving it a calm and soothing vibe.

Bedroom Two

2.634m x 2.885m (8' 8" x 9' 6") This spacious bedroom has a window to the rear overlooking the private garden. It is ample big enough for a double bed while still having room for those much needed wardrobes. It has a radiator, telephone point, coving to the ceiling and artex. The dark grey carpet adds a

nice finishing touch.

Bedroom Three

2.330m x 3.855m (7' 8" x 12' 8") This pretty bedroom has been decorated in pastel colours and is a lovely room for the relaxing in. The window overlooks the front and there is a loft hatch for roof access. There is radiator and several socket points.

Bedroom Four

2.320m x 2.698m (7' 7" x 8' 10") This bedroom is currently used as office but with the floor to ceiling fitted wardrobes it is a bedroom waiting to go.... The window overlooks the rear garden and public open space. There is a radiator and electric sockets.

Bathroom

1.666m x 2.468m (5' 6" x 8' 1") This large family bathroom has an opaque window to the rear and is full of natural light. There is a full size bath with Triton shower and hand held spray over with a glass screen door. There is white tiling to the walls and a chrome shaped ladder radiator. The mirror doored cabinet is great for storing all of those toiletries out of sight. The laminate floor gives it a bright, clean and fresh feel.

Rear Garden

This beautiful garden is perfect for a family with children. It has a newly laid wrap around patio and large lawned area. It has rear access to the garage and a side gate to the front of the property. There is also a personal gate in to the open space at the back of the property. There is an outside tap and waterproof socket. There is a small garden shed in situ.

Garage

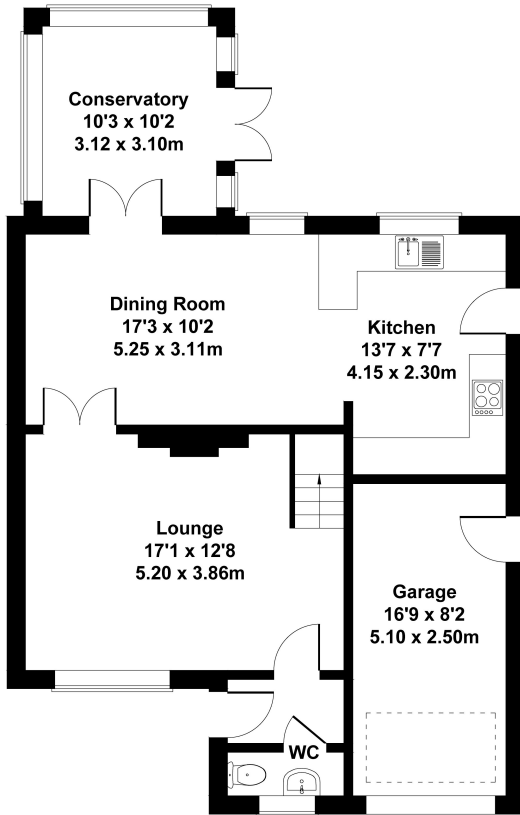
2.487m x 5.092m (8' 2" x 16' 8") Entr via the up and over front door or by the opaque courtesy door from the side. It has been fitted with some cupboards and there is space for tumble dryer and extra appliances. The boiler is housed here along with the consumer unit. There is power and light connected.

Front Garden

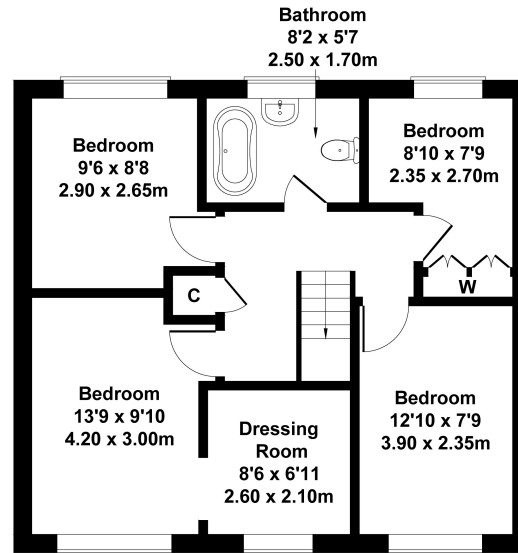
The front of the house is a split of block paved drive and a lawned area. There is side access to the rear by the side gate and an up and over door into the garage.

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Approximate Gross Internal Area
1410 sq ft - 131 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(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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