

# Newtown Road

Raunds NN9 6LX



**EXPERIENCE EXCELLENCE**







Tucked away in the picturesque market town of Raunds is this immaculately presented four-bedroom detached home that seamlessly blends timeless character with a modern country feel. Surrounded by sweeping countryside views in every direction, this unique residence has been thoughtfully designed by the current owners, whilst beautifully showcasing charm.

From solid oak beams and woodwork to underfloor heating and an integrated vacuum system throughout the home, every detail has been considered for both comfort and style. The accommodation includes a cosy living room, large open-plan kitchen/reception room with adjoining utility room, a ground floor family bathroom, guest WC, four double bedrooms, two en-suite shower/bathrooms and a dressing room. The exterior doesn't disappoint either—with a landscaped rear garden that features a brook running through it, a timber summer house, shed and a single garage with an electric door, this home offers a truly idyllic lifestyle.

Raunds is a popular market town situated in North Northamptonshire, offering a wealth of amenities, a doctors surgery, junior and senior schools, and walks on the doorstep. The property is within easy access of Stanwick Lakes and Rushden Lakes, a major shopping and leisure complex. As well as good road links to the A45 and A14.

As you step through the front door, you are immediately welcomed into a generously sized entrance hall, which sets the tone for the rest of the home—inviting and full of character. The space is laid with beautiful oak flooring and gives access to all the principal ground floor rooms. To your left, the living room offers the perfect space for family evenings and relaxing with an Inglenook fire place and open fire as the focal point and dual aspect windows allowing natural light to pour in.











The heart of the home is the impressive open-plan kitchen and reception area which is designed to cater to busy family life while offering the perfect space for entertaining. The kitchen is fully fitted with a range of cabinetry, an integrated dishwasher, and space for both an American-style fridge freezer and a range style cooker. The reception area truly impresses with its double height ceiling and wood burning stove. The room offers ample space for both living and dining furniture as well as access to the rear garden. A cleverly designed utility room is tucked just off the kitchen—complete with a traditional farmhouse style sink, ideal for washing pets after countryside walks.

To the right of the hallway, you'll find two generously proportioned double bedrooms, both featuring built-in wardrobes and plenty of space for additional furnishings. These are served by a well-appointed ground floor bathroom and a convenient guest cloakroom. Heading upstairs, the first floor landing leads to the master and second bedrooms. The master bedroom is a true sanctuary, complete with a walk-in dressing room and a stunning four-piece en-suite bathroom, featuring a whirlpool bath tub, walk-in shower cubicle, dual wash hand basins, and a low level WC. The second bedroom also benefits from its own modern en-suite wet room, finished with a wet room style shower, low level WC and pedestal wash hand basin.

To the rear, the garden is mainly laid to lawn and enjoys a high degree of privacy due to its position backing onto the open countryside. A brook runs through the garden, adding a natural feature to the space. There is also a timber summer house, a storage shed, and ample room for outdoor seating or activities. The front of the property provides off-road parking and access to a single garage with an electric up-and-over door.

This truly unique home is a rare find—combining modern luxuries, character features, and stunning rural surroundings in a peaceful yet accessible location. The property is truly a must see!

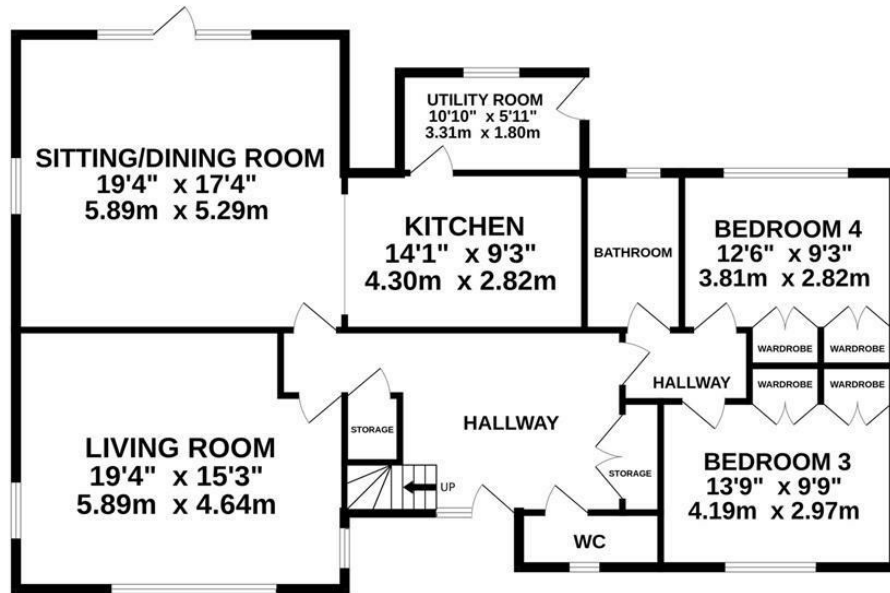




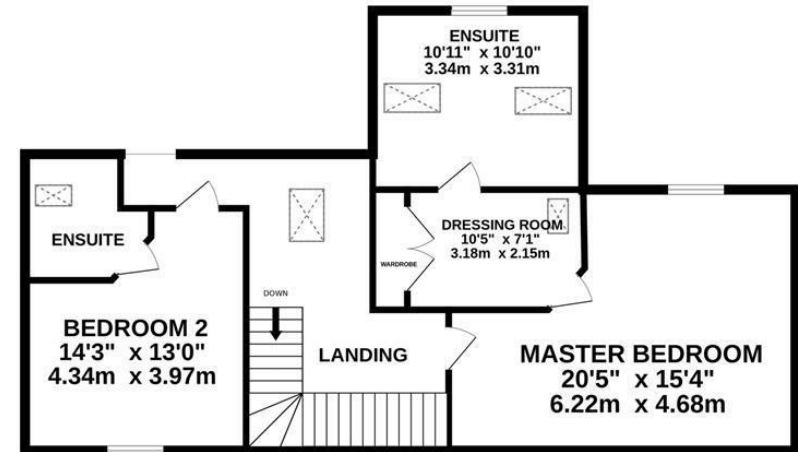




GROUND FLOOR  
1411 sq.ft. (131.1 sq.m.) approx.



1ST FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 2280 sq.ft. (211.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Kettering

12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ



## Rothwell

30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ



## Thrapston

22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH



## Corby

1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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 &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	