



The Old Chapel
14A Rotton Row | Raunds | Wellingborough | Northamptonshire | NN9 6HU



STEP INSIDE

The Old Chapel

The Old Chapel was built circa 1835 and was then converted into a residential building in the late 1990's. The property has been fully refurbished and is in wonderful condition with generous space in all rooms. The property has immense charm and a real sense of family living. The overall internal area is 2580 sq. ft.

Ground Floor: The ground floor consists of two reception rooms, one currently as main sitting room the other as another living room. The magnificent hallway greets you with neutral colours and an oak finish flooring. There is also the open plan kitchen/dining area with a generous sized gas hob cooker and stand-alone fridge. There is also an independent kitchen island in place too. The dining area is superbly laid out and makes for a great family space. There is also a good sized WC.

First Floor: Consists of four double bedrooms with two ensuite shower rooms and one single bedroom. The rooms also benefit from cupboard and wardrobe space. There is also a main family bathroom with a stunning plunge bath. These rooms have been tastefully decorated too. There is generous light beaming from the original windows too.

Outside: The front of the property is block paved for off road parking for one car but the driveway leading to the side of the house can host around 5/6 cars which leads to access to the side of the property. A gate then leads to a wonderful, landscaped garden with mature trees and also there is an area with raised decking that provides space for outdoor dining. There is also a legal right of way for a neighbour to access their driveway. Prospective buyers can verify this with their appointed solicitor. The garden is also west facing.

Raunds is situated 21 miles (34 km) north-east of Northampton. The town is on the southern edge of the Nene Valley and surrounded by arable farming land. Nearest civilian airports are Luton 50 miles and East Midlands 65 miles.

Raunds is close to Stanwick Lakes, a country park developed from gravel pits and managed by the Rockingham Forest Trust. This park is internationally recognised for its birdlife and can be reached on foot from Raunds along Meadow Lane bridleway.

There are local transport links with trains from Kettering, Wellingborough and Corby to St. Pancras. The road network also has use of the A14 and A45 which link to the M6. There are a number of good local amenities ranging from shops, schools, GPs and the new development of Rushden Lakes which consists of retail and leisure.







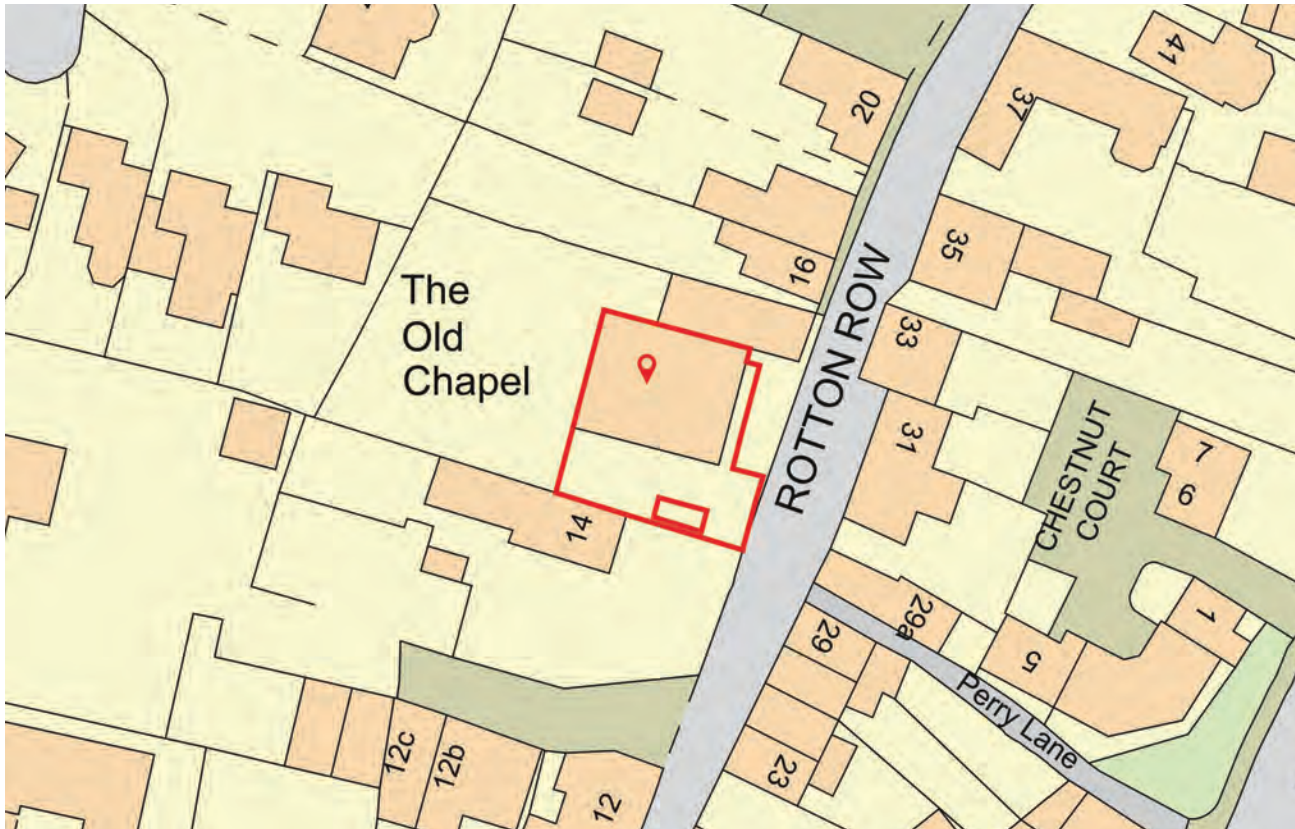












Property Information, Services & Utilities:

This property is standard construction.

Services: Mains water, electricity, drainage & gas.

Heating: Gas central heating.

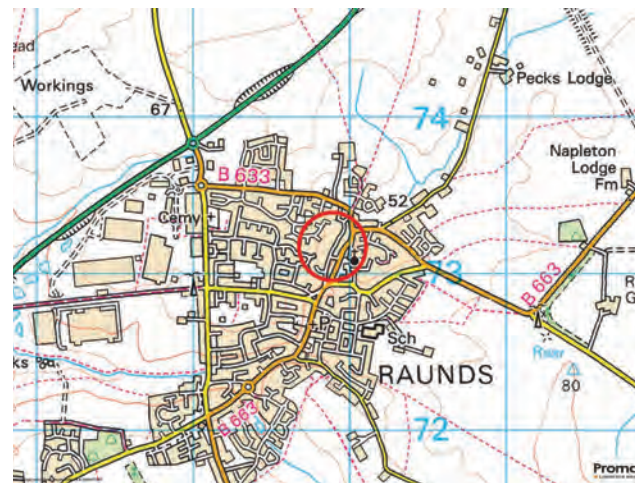
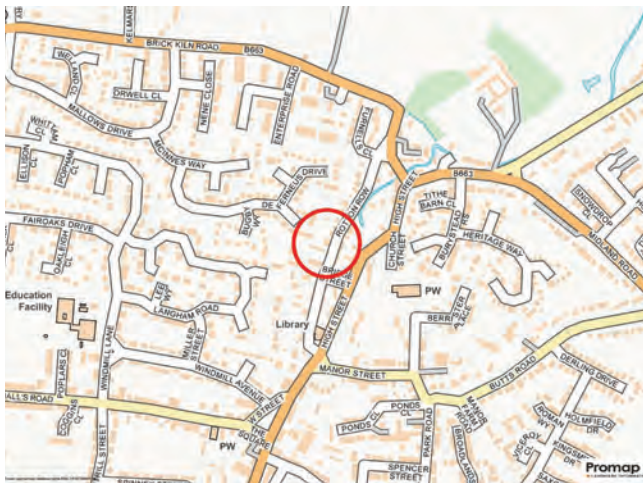
Broadband: Ultrafast fibre available, we advise you speak to your provider.

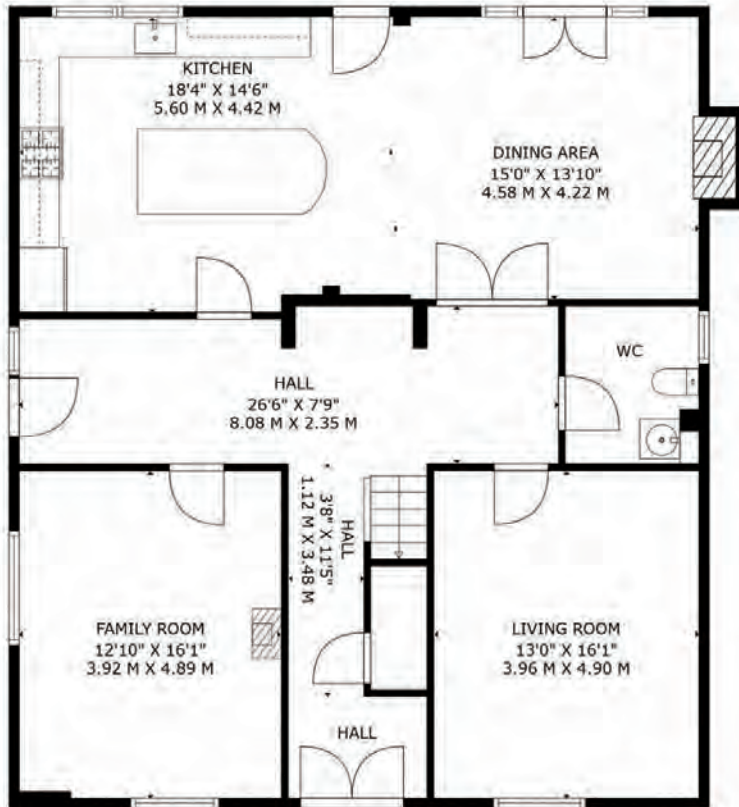
Mobile signal: 4G & 5G available, we advise you speak to your provider.

Parking: Driveway for 4+ cars.

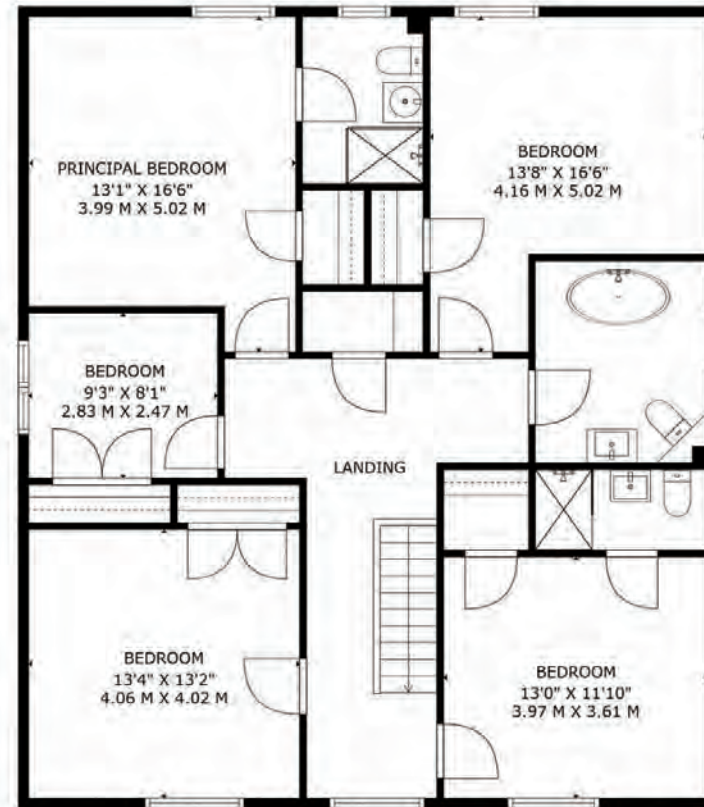
Council Tax: E.

EPC Rating: D.





GROUND FLOOR



FIRST FLOOR

OVERALL TOTALS: 2580 sq ft, 240 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



Guide price £575,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 08.08.2024





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