

Midland Road  
Raunds  
Wellingborough  
NN9 6JF

£250,000



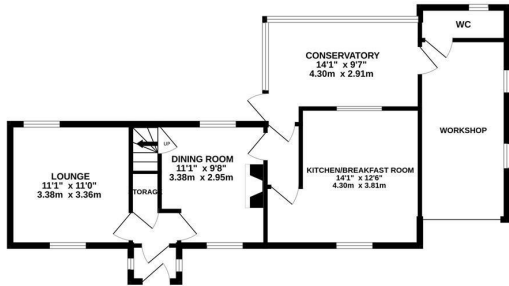
OSCAR JAMES

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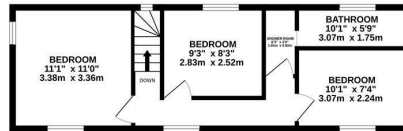


# FLOOR PLANS

GROUND FLOOR  
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 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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## AT A GLANCE...



Two Receptions + Garden Room +  
Connecting workshop with w.c.



Kitchen Diner



3 Double Bedrooms



Family Bathroom



Generous Garden plot - split level  
lawns and planting areas -  
Greenhouse and Timber sheds.





## WHAT'S GREAT?

Oscar James, are delighted to offer a rare opportunity to purchase this Detached Cottage, with excellent garden plot, with workshop and spacious sunroom + further potential for a building plot (STPP) to the rear elevation.

The cottage is perfectly habitable although will require full modern refurbishment. The property represents in its self, a wonderful project and chance to add future value. Situated on the attractive Midland Road adjacent to neighbouring bungalows, on the B663 approach to the vibrant Market Town of Raunds.

Previously two cottages now transformed into one, the spacious property has benefitted in recent years, from replacement double glazed windows and a modern combi gas central heating boiler.

The downstairs layout comprises of; entrance porch, inner lobby with store, dual aspect sitting room with open fireplace, dining room with polished timber flooring and working stone

fireplace and connecting doors to the enclosed stairwell and kitchen/ breakfast room and spacious rear facing sunroom giving access to the garden and the garage, which incorporates a spacious cloakroom w.c serving the ground floor.

The workshop has space and plumbing for washing machine and tumble dryer, wall mounted Worcester boiler and up and over door.

Three double bedrooms and a four- piece family bathroom, completes the upstairs accommodation.

The garden is fully enclosed mainly by hedging and some additional fencing. The garden provides rear access to a split- level lawn, with planting beds, greenhouse & timber sheds

This wonderful plot and historic cottage - must be viewed to be appreciated, please call Oscar James today.

...expect excellence





# SELLER'S SECRET

This was our family home and we've been so happy here. We'd love to imagine the new owners putting their own stamp on the place. The garden brings another welcome benefit to enjoy all through the year.



## *Why we like it....*

We see this as a wonderful and rare opportunity to purchase a detached home on a generous plot with fantastic potential to add real value.

We expect lots of interest, so don't delay, arrange a viewing today.

# OSCAR JAMES

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*To buy or not to buy....*

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