

Miles Close  
Raunds  
Wellingborough  
NN9 6SS

£400,000

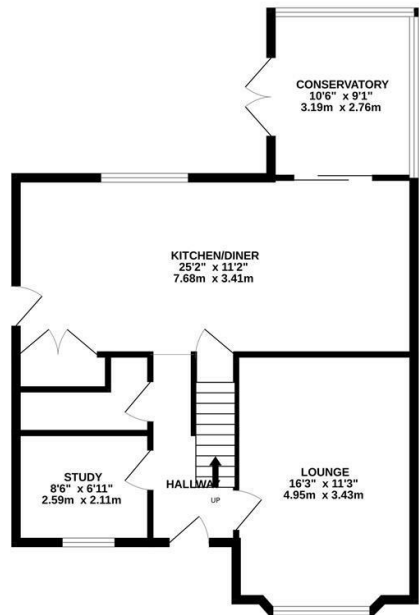


OSCAR JAMES

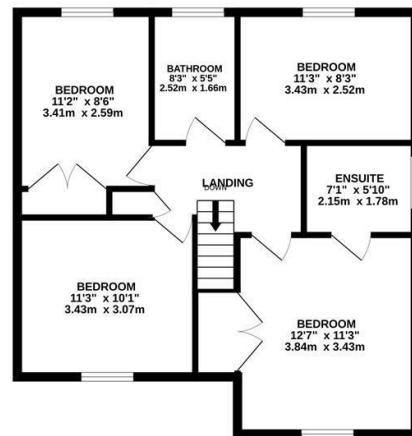
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix 12/2024



## AT A GLANCE...



Reception - with bay window and feature wood burner stove.



Kitchen/Diner - Beautifully reinvented with quality finish



Four Bedrooms - En-suite to Master.



Family Bathroom - Recently improved to a wonderful standard,



Private Rear and side aspect gardens - summer house and conservatory.



Double Garage - with Driveway parking for multiple vehicles.



## WHAT'S GREAT?

Oscar James are proud to present this fabulous 4 Bedroomed Detached Executive home, featuring some very impressive recent improvements, including a stylish refitted kitchen & open plan dining space, with matching integrated utility area - hidden within cabinetry.

Further benefits include En-suite to the master bedroom, a beautiful recently updated family bathroom, spacious lounge and study, double garage and driveway.

Situated in the ever popular development of Raunds within the catchment of Stanwick primary school, this immaculately presented four bedroom detached family home, is close to an array of local amenities including schools, shops and great transport links.

An attractive reception hallway with cloakroom/w.c., leads to the main reception lounge, with feature bay window and wood burner stove. Adjacent across the hallway is a study. attractive continuation Karndean flooring, flows from the hallway, through the beautifully refitted kitchen/diner.

With the kitchen/diner enjoying an array stylish cabinetry and fitted appliances including fridge, freezer, dishwasher, ovens and electric hob with extractor to the central seating island - all brought together with quartz polished work surfaces and matching upstands. The space is full of natural light from the open plan, reformatted design. The dining area benefits from French doors to the rear conservatory space which has power and French door to the garden, ideal for entertaining friends and family.

To the first floor, are four generously sized bedrooms with the master bedroom benefitting from a modern tiled En-suite shower room. The attractive landing provides further access to the stunning refurbished family bathroom, airing cupboard and loft access.

The rear garden offers dual side access with side and rear areas of manicured lawn, a timber summer house, with personal door access to the garage.

The front elevation offers open plan garden, vehicular access to the double garage and parking.

...expect excellence



# SELLER'S SECRET

We've made this home something to be proud of and invested in some really big improvements along the way. We're sure the next owners will benefit and enjoy it as much as we have.

We chose the house because the location was perfect and we wanted to be in catchment for Stanwick primary school. We're so close to Stanwick it can be walked in a few minutes.



## Why we like it....

The location is really good as Raunds is a popular market town with good facilities and the nearby village of Stanwick is highly desirable.

This property offers so much with modern and tasteful improvements - a truly lovely executive family home. Don't hesitate, contact Oscar James Wellingborough today and arrange a viewing.

To buy or not to buy....

---

---

---

---

---

---

# OSCAR JAMES

Central Hall 1a High Street, | Wellingborough |  
NN8 4HT  
01933 830300  
www.oscar-james.com