

**HENDERSON
CONNELLAN**
ESTATE AGENTS



“All The Right Ingredients”



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With four bedrooms, high-quality accommodation extended to the front, side and rear, and a fantastic location, this detached property has all the right ingredients for a fantastic family home!

Property Highlights

- Situated in a sought-after residential area of Raunds within a short walking distance, residents have easy access to the local primary school, medical centre, supermarket, shops, and takeaways, and the A45 offers excellent travel connections, allowing quick and convenient access to Rushden Lakes in less than 10 minutes. Additionally, the A45 provides convenient links to major routes such as the A14, A6, and M1, and Wellingborough train station is approximately 8 miles away, offering excellent rail links to London.
- Beautifully presented accommodation, finished to a high standard with contemporary decor and extended open plan living.
- Entrance through the solid timber front door leads into the Entrance Hall with high quality solid oak flooring, a useful cloak cupboard, and a timber oak door provides access to the living room.
- Well-proportioned Living Room featuring a continuation of the high quality solid oak flooring, a window to the front elevation, stairs rising to the first floor, and an oak door providing access to the Kitchen/Dining Room
- The fantastic Kitchen/Dining Room has been extended and showcases exquisite wood effect tiled flooring in a stunning herringbone pattern. It offers a breakfast bar island and a convenient under stairs cupboard for storage. The Kitchen features contemporary eye and base-level units, roll top work surfaces, a "LAMONA" four-ring induction hob and a high-level oven, and a one and a half bowl stainless steel sink nestled within the breakfast bar island. The rear of the property is enhanced by bi-fold doors that provide easy access to the rear garden, and a further timber oak door leads to the utility room.
- The well-proportioned Utility Room is equipped with eye-level units and a convenient roll-top work surface offering ample space and plumbing for a washing machine, tumble dryer, and fridge (appliances not included). There is an oak door that leads to the ground floor WC and a half-glass UPVC door that provides direct access to the rear garden.
- The ground floor WC is naturally light from the window to the front elevation and features a low-level WC and a pedestal wash hand basin.
- The stairs rise from the living room to the first floor Landing with an impressive solid oak banister with glass panelled balustrade. The Landing provides access to the first floor rooms and features a useful storage cupboard, a slim built-in bookcase, and a hatch providing access to the Attic.
- There are four Bedrooms all with high quality solid oak doors and bedrooms Two and Three benefit from built in wardrobes. The principal Bedroom is a good size and incorporates a contemporary en suite shower room with a low-level WC, pedestal wash hand basin, heated towel rail and a shower enclosure.
- Modern family Bathroom, featuring stylish grey wall tiles, a chrome heated towel rail and a three piece suite to include a low-level WC, a pedestal hand wash basin and a panel enclosed bath with an electric "Mira Sprint" shower.
- Council Tax Band: C – EPC Rating: C – Tenure: Freehold



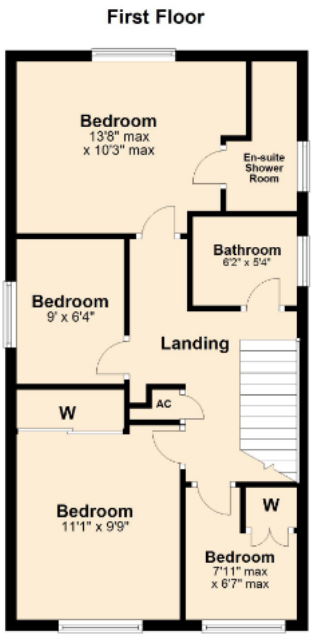
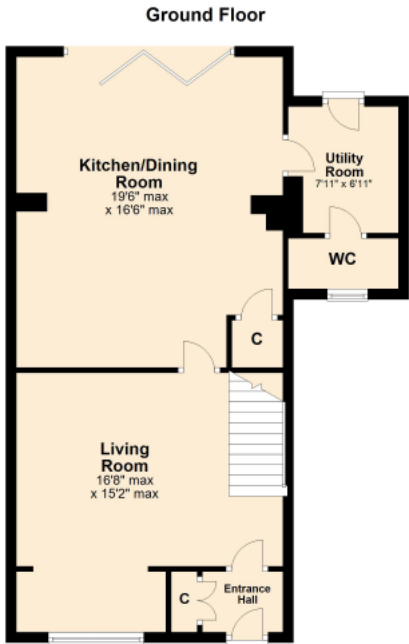
Webb Road,
Raunds,
NN9 6HH



Outside

The property boasts an enviable position on the street, with a frontage that has been designed with low maintenance in mind. There is a generous block paved driveway offering parking for three to four vehicles, a mature planted border to one side, and a low-level iron fence. The East-facing rear garden showcases a spacious paved patio area, perfect for entertaining, and provide an open feel from the kitchen. Towards the rear, there is a serene pond, accompanied by an area of lawn area, an impressive timber shed measuring 17'01 ft in length and 10 ft in width, and a low-level iron gate and a further timber gate providing side access.

Floorplan



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