



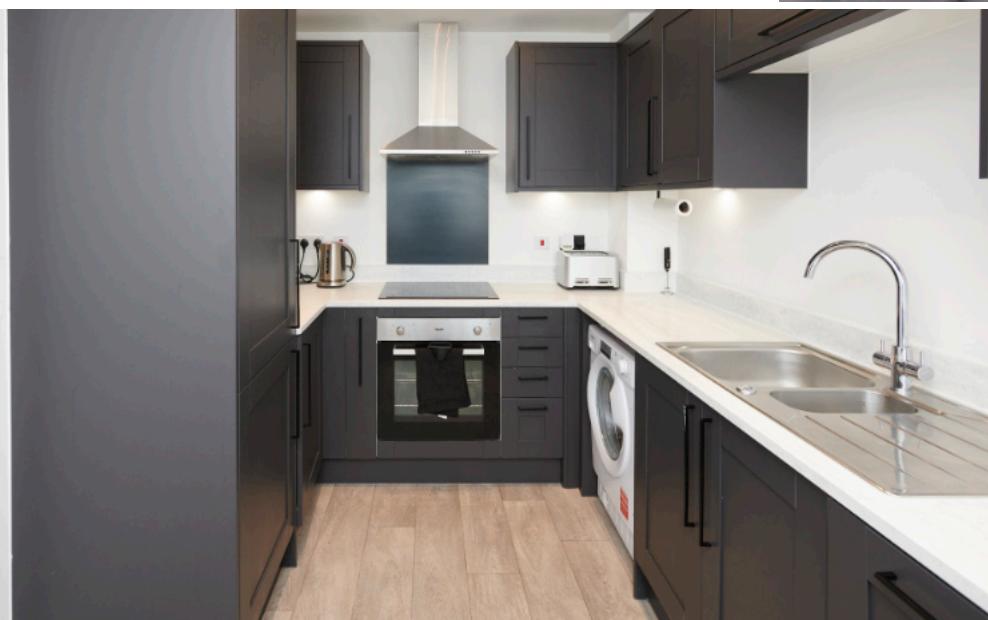
**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# “Modern Living with Countryside Views”

Nestled in an excellent position within a modern development, this contemporary property offers a wonderful rural feel with stunning views over the neighbouring countryside. This well-proportioned family home features an excellent position but also provides a perfect blend of stylish interiors, generous accommodation and a sought-after outdoor lifestyle.



Pentelow Way,  
Raunds,  
NN9 6XD



## Property Highlights

Situated on the periphery of the charming market town of Raunds, this property offers a fantastic location that perfectly balances peaceful modern living with superb connectivity. The town itself provides a variety of local amenities, including shops, cafes, and essential services, all within easy reach. For commuters, the location is a significant advantage, with excellent road links to the wider region via the nearby A45 and A14. Additionally, Wellingborough Train Station is a short drive away, typically accessible in just 10-15 minutes, offering direct connections to London St Pancras International and beyond.

Step inside to a welcoming Entrance Hall, where attractive marble-effect Luxury Vinyl Tiling (LVT) and timber-panelled walls create an inviting first impression. There is handy under-stair storage cupboard and the staircase flows up to the first floor.

The generously sized Living Room is a haven of relaxation, featuring a high-quality, thick-pile carpet, a media wall which hides cables and provides useful storage, and ample space for your furniture. French doors with side-light windows make the most of the south-west facing aspect, filling the room with natural light and providing seamless access to the rear garden.

Modern and contemporary Kitchen/Dining Room, with a large window to the front that frames the beautiful open countryside views. The room features a timber-effect vinyl floor and LED downlights, with plenty of space for a dining table. The high-specification kitchen includes matt black shaker-style units with under-counter lighting, topped with striking marble-effect 'Slab Tech' worktops and matching upstands, a stainless steel sink and draining board, and space and plumbing for an undercounter washing machine (not included). Integrated appliances include a dishwasher, fridge freezer, a low-level oven, and a four-ring induction hob with a chimney-style extractor hood.

There is a convenient Ground Floor WC with a window to the front elevation, tiled walls, a chrome heated towel radiator, and a two-piece suite with a low-level WC and a compact wash hand basin with storage beneath.

The staircase leads to the first floor Landing, which boasts a thick-pile carpet and a useful storage cupboard. An additional staircase from here rises to the top floor.

The Family Bathroom is a spacious room with LED downlights and a tall chrome heated towel radiator. The three-piece 'Roca' suite includes a low-level WC, a wash hand basin with storage below, and a panel-enclosed bath with a fitted shower screen and a thermostatic shower with both a rainwater-style head and a handheld attachment.

The property offers Three Generous Double Bedrooms. Two are located on the first floor, sharing access to the family bathroom, while the impressive Principal Bedroom Suite occupies the entire top floor. This suite features a useful storage cupboard, a dedicated dressing area, and a window to the front that captures stunning, far-reaching countryside views. The modern En Suite Shower Room is finished to a high standard, with a Velux window for natural light, a chrome heated towel radiator, and a three-piece 'Roca' suite including a low-level WC, a wash hand basin with storage, and an oversized shower enclosure with a low threshold and a thermostatic rainwater-style shower head with a handheld attachment.

Please note, service charge fee applies, covering the maintenance of communal areas. This has been paid for 2025/2026 period and was a total cost of £275 for the year.

Double glazed windows and doors and gas fired central heating with a combi boiler.

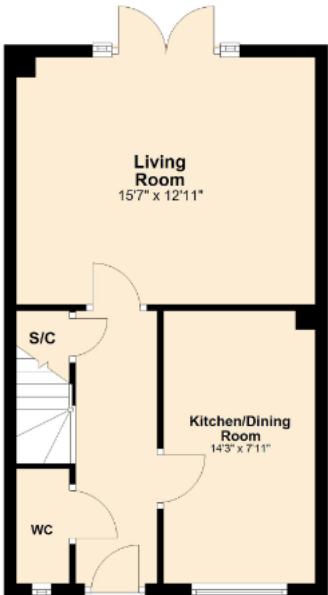


## Outside

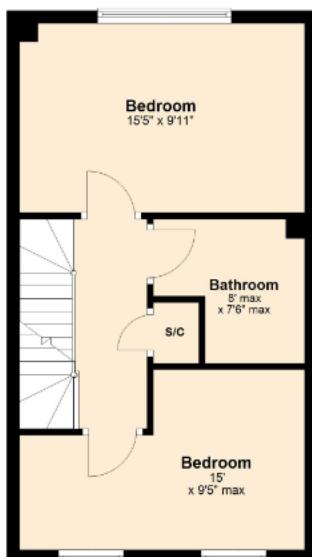
The property occupies a prominent and desirable plot with a block-paved driveway offering off-road parking for two vehicles. A manicured lawn and planted borders at the front provide a neat frontage and the potential to be landscaped to provide additional parking. In addition to this, there is a timber constructed bin store situated at the side of the house providing a useful and discreet place to store the bins.

The rear garden benefits from a desirable south-west facing aspect and benefits from a greater degree of privacy than you might expect. A paved patio by the house provides the perfect spot for entertaining, while a stepping stone path leads across the lawn to a timber shed at the rear. The garden also features a secure side gate, an outside tap, an external covered power socket, and external PIR lighting (with an internal switch for convenience).

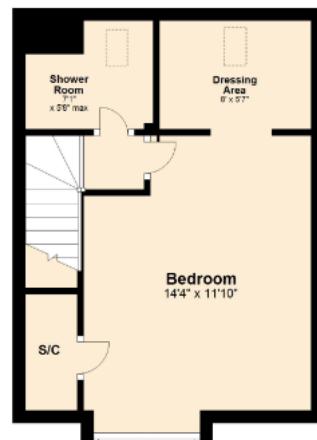
### Ground Floor



### First Floor



### Second Floor



### Total Area Measurements (Approx.)

House - 1248.50 sqft / 115.99 sqm



\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.