



**Wellington Road, Raunds NN9 6DL**



**welcome to**

**Wellington Road, Raunds**

This four bedroom semi detached house comprises of porch with a door into the annexe and door into the main house. Entrance hall, lounge, dining room, pantry, kitchen, sunroom, utility room, cloakroom. Leads to garden. Upstairs comprises of two doubles and one single and a family bathroom.



### **Entrance Porch**

Entered via door to the front aspect, door to bedroom four and a door in to the entrance hall.

### **Entrance Hall**

Entered via door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

### **Self Contained Annexe/ Bedroom**

20' 8" x 16' 2" ( 6.30m x 4.93m )

Kitchen Area - Fitted unit with sink and drainer and two ring hob.

Double glazed windows to the front and rear aspect, double glazed patio doors to the rear aspect, television and telephone point and door to en suite.

### **En Suite**

Double glazed obscure window to the rear aspect, WC, wash hand basin, shower cubicle, part tiling and radiator.

### **Cloakroom**

WC, wash hand basin, tiling and radiator.

### **Lounge**

15' 2" x 12' 6" ( 4.62m x 3.81m )

Double glazed bay window to the front aspect, fireplace with wood burning fire, radiator, telephone and television point.

### **Dining Room**

13' 6" x 12' 10" ( 4.11m x 3.91m )

Double glazed window to the sun room, carpet and radiator.

### **Sun Room**

17' 4" x 8' 5" ( 5.28m x 2.57m )

Double glazed window to the rear aspect, doors to the cloakroom, utility and garden.

### **Kitchen**

9' 7" x 9' 4" ( 2.92m x 2.84m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, splash backs, electric oven and gas hob with cooker hood over, space for fridge/freezer, double glazed window to the side aspect, under floor heating and tiled flooring.

### **Utility Room**

7' 2" x 7' ( 2.18m x 2.13m )

Double glazed window to the rear aspect and door to the sun room.

### **First Floor Landing**

Stairs rising from the entrance hall, access to loft space, doors to the bedrooms and bathroom.

### **Bedroom One**

13' 4" x 11' 9" ( 4.06m x 3.58m )

Double glazed window to the rear aspect, built in storage, carpet and radiator.

### **Bedroom Two**

13' 2" x 11' 9" ( 4.01m x 3.58m )

Double glazed bay window to the front aspect, built in storage, carpet and radiator.

### **Bedroom Three**

9' 3" x 7' 8" ( 2.82m x 2.34m )

Double glazed window to the front aspect, carpet and radiator.

### **Bathroom**

Double glazed window to the rear aspect, WC, wash hand basin, p-bath with shower over, part tiling and radiator.

### **Externally**

#### **Front**

Driveway for several cars.

#### **Rear Garden**

The spacious patio area leads on to what can only be described as a gardener's dream! A double pond surrounded by lawn makes up the first section of the beautiful south facing garden with a walnut tree and a variety of fruit bushes. The rear of the garden has been turned into a wildlife garden and is perfect for anyone with a green thumb and a love for nature.



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## Wellington Road, Raunds

- SEMI DETACHED HOME
- EXTENSIVE GARDEN
- SOUTH FACING
- SPACIOUS ANNEXE
- MULTIPLE CAR DRIVEWAY

Tenure: Freehold EPC Rating: D

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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