



**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, pantry, kitchen/diner, 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.

### Kitchen/Diner

23' 1" x 12' 10" ( 7.04m x 3.91m )

Recently renovated kitchen/diner comprising a range of matching wall and base units with work surfaces over, one and a quarter bowl sink and drainer, splash backs, electric oven and electric hob with cooker hood over, feature island providing additional storage, space for fridge/freezer, double glazed window to the side aspect, Vinyl flooring and separate tiled pantry.

### 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.

### Self Contained Annexe/ Bedroom

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

Kitchen Area - Fitted unit with sink and drainer, electric oven 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.

### Sun Room

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

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

### 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, painted floorboards 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

**£450,000**



Please note the marker reflects the  
postcode not the actual property

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