



Rotton Row, Raunds Wellingborough
£525,000 Freehold

**Sharman
Quinney**

Key Features



- A well-presented red brick and stone cottage with four generous reception rooms
- Kitchen with part vaulted ceiling with range cooker
- Sitting room with the focal point being a multi-stove burner
- The music room benefiting from wooden flooring and open fireplace
- Master bedroom with en-suite shower room

Ground Floor

Sitting Room - 14' 3" x 14' 7" (4.36m x 4.50m)

Music Room - 14' 8" x 11' 6" (4.53m x 3.54m)

Garden Room - 7' 9" x 11' 2" (2.43m x 3.44m)

Family Room - 19' 2" x 13' 7" (5.88m x 4.18m)

Kitchen - 9' 5" x 13' 4" (2.90m x 4.11m)

Utility - 10' 6" x 4' 1" (3.24m x 1.26)

Guest Cloaks w/c

First Floor

Bedroom One - 13' 6" x 19' 2" (4.16m x 5.86m)

Bedroom Two - 14' 7" x 10' 8" (4.50m x 3.31m)

Bedroom Three - 10' 7" x 11' 6" (3.27m x 3.55m)

Bathroom - Three-piece bathroom suite, shower fitted over bath.



Outside

Front

Driveway providing off road parking which in turn leads to double gates with further gravelled parking for several vehicles.

Rear

Located within the grounds of the property is a brick-built outbuilding which has been modified to provide a really useful working space, ideal as a potential annexe or home office complete with w/c. A notable feature to the property is the garden and the grounds, they are extensive and offer so many areas of interest. The current owners have maintained the gardens throughout, offering a range of mature shrubs, bushes, paved seating areas with the majority of the garden laid to lawn.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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