



Raunds Road, Stanwick Wellingborough
£650,000 Freehold

**Sharman
Quinney**

Key Features



- Detached Family Home (Extended
- Village Location with 0.30 Acre Plot (approximately - sts)
- 4 Bedrooms - Master Ensuite
- Dual Aspect Family Room & Kitchen Diner
- Reception Lounge & Further Reception Dining

Located in the popular East Northants village of Stanwick, with attractive and extensive lawned garden to the rear, and a large private driveway and double garage with power and light. Mature trees extend to the boundary with views across open aspect allotment land to the outer village situation. With close proximity to local amenities in the village including the local post office and shop, and Stanwick Primary School and of course to the local popular Duke of Wellington Public House and restaurant.

The ground floor offers a spacious and light entrance hallway, with guest cloak room/w/c and staircase to the first floor. Doors to the main reception lounge featuring a wood-burning fireplace.



The hallway extends to an open plan kitchen/dining room with fitted cupboards and central seating and preparation island with open connection and extension family room and office space. The family room is a dual aspect lounge, featuring French doors that open onto the garden and outdoor entertaining patio.

The kitchen diner is equipped with an array of integrated appliances and provides a generous area for food preparation. A connecting door opens to a dedicated utility space.

The first floor provides a huge landing space with an abundance of natural light - with doors to the bedrooms. The Master Double Bedroom space is complete with built-in wardrobes & ensuite. The second 3rd and fourth bedrooms - are all double rooms. A well-appointed four-piece bathroom serves this floor.

Outside

The rear garden is exceptionally impressive in size, featuring an attractive patio area perfect for outdoor dining and mostly laid to lawn, providing ample space for recreation and relaxation. Additionally, there is a door for easy access to the garage from the garden.

Further amenities are within a short drive (4.2mi) - Stanwick Lakes, Rushden Lakes retail development and Thrapston to the east. Road links are via the A45, and on to the A14 for the A1 or the M6 or M1. Nearest train station is Wellingborough.





Ground Floor



First Floor

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Measures

Entrance Hall 4.99m (16'4") x 2.74m (9')

WC

Living Room 6.92m (22'9") x 3.82m (12'6")

Kitchen/Dining Room 6.68m (21'11") x 4.00m (13'1")

Utility 1.66m (5'5") x 1.65m (5'5")

Family Room 6.75m (22'2") x 3.79m (12'5")

Office 3.00m (9'10") x 2.34m (7'8")

Landing

Bedroom 1 4.09m (13'5") max x 4.08m (13'5")

En-suite

Bedroom 2 4.00m (13'1") x 3.12m (10'3") max

Bedroom 3 4.00m (13'1") x 2.57m (8'5")

Bedroom 4 2.88m (9'5") x 2.74m (9')

Family Bathroom

Double Garage

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