



Mereview Newtown Road, Raunds Wellingborough
£625,000 Freehold

**Sharman
Quinney**

Key Features



- Detached Five Bedrooms with Double Garage
- Annex
- Three Spacious Reception Rooms - Family Room with Bi folding Doors
- Market Town location - Exclusive address
- Local amenities nearby - including High Street, Schooling, Supermarket

This attractive double fronted home offers exceptionally generous accommodation and a welcoming entrance hallway features continuation flooring extending to two of the three main reception rooms and guest cloakroom/wc.

Reception two of three, is the dining room, which is flooded with natural light from a bay window to the front elevation garden. adjacent, is the exceptionally spacious reception sitting room again with feature bay window to the front elevation garden. A squared opening connects the rear family room, featuring an abundance of natural light via attractive bi-folding doors opening to the rear garden entertaining patio. A further squared opening connects to the kitchen to create a



modern open plan layout design personal door extends immediate access to the double garage. The kitchen features solid light oak cabinetry and complimenting granite work surfaces, with a comprehensive range of integrated appliances including fridge, freezer, dishwasher, washing machine and tumble dryer, eye level double ovens and induction hob with extractor fan over. A window and door to the side elevation allow further light and direct access to the expansive double driveway.

The annex has a dedicated entrance door and two further double glazed doors with full height side windows and smaller top opening windows for added ventilation facing the patio while the independent access is facilitated via a side gate through the main dwelling rear garden and from the front elevation. Internally the annex, which is currently utilised as an Art Studio, has an open-plan design with fitted kitchen area and provision for a shower room /w.c., with pipework and soil plumbing in place. The design of this space also allowed for subdivision of the room to create further living space compartmentalisation. A further feature of this building is the attractive solid oak flooring which continues throughout the space. From the main entrance to the annex adjacent, a connecting doorway leads through to the double garage space complete with its own fitted cabinetry and useful sink. There's a modern wall mounted gas fired boiler, that fires the central heating to radiators in both the annex and





the main dwelling and electric up and over doors serve as vehicular access to the double driveway.

Entrance Hallway 6.38m x 1.79m (20' 9 x 5' 9)

Lounge Sitting Room 7.86m x 3.29m (25'7 x 10'7")

Dining Room 4.14m x 3.12m (13'5 x 10'2)

Family Room 7.02m x 2.42m (23.0 x 7'9)

Kitchen 4.69m x 3.10m (15'3 x 10'1)

Bedroom 4.06m x 3.05m (13.3 x 10'0)

En-suite

Bedroom 3.31m x 3.52m (10'8 x 11 '5)

Bedroom 3.66m x 2.57m (12'0 x 8'4)

Bedroom 3.86m x 2.38m (12'0 x 7'8)

Bathroom 3.27m x 2.59m (10'7 x 8'4)

Annex Bedroom/Living Space 7.47m x 4.62m (24'5 x 15'1)

Double Garage 5.84m x 4.72m (19.1 x 12'2)

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 16 High Street, THRAPSTON, Northamptonshire,
NN14 4JH

 thrapston@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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