



**Newtown Road, Raunds NN9 6LX**



**welcome to**

## **Newtown Road, Raunds**

This Detached Five Bed home comprises; ground floor, entrance hall, lounge, dining room, bedroom/study, kitchen, bathroom, annex lounge, annex bedroom and annex bathroom. First floor three bedrooms, en suite and cloakroom.

Rear garden has lawn, patios, decking, home office and store sheds.



### **Entrance Hall**

Entered via composite door to the front aspect, stairs rising to the first floor landing, wood effect flooring and doors to all rooms.

### **Lounge**

Window to the front aspect, media wall, fireplace with electric fire, modern lights, radiator, telephone and television point.

### **Dining Room**

Bi-fold doors to the rear aspect, fitted cupboard concealing washing machine and dryer, ceiling panel inset light, tiled flooring and double radiator.

### **Kitchen**

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, plinth lighting, black glass sink with spray tap, splash backs, two Neff electric ovens and five ring gas hob with cooker hood over, integrated dishwasher, wine chiller, pull out storage, space for American style fridge/freezer, window to the rear aspect and engineered oak flooring.

### **Study / Bedroom Five**

Window to the front aspect, fitted cupboards, shelving and radiator.

### **Bathroom**

WC, wash hand basin with vanity unit, Jacuzzi bath with shower and screen, inset lighting, full tiling and radiator.

## **Annex Accommodation**

### **Lounge**

Door from the kitchen, window to the front aspect, storage cupboard, fireplace with electric fire, television point, radiator, inner hall to bedroom and bathroom.

### **Bedroom**

Two sets of doors to the garden, fireplace with open fire, ceiling fan with feature lighting, modern radiator and coving.

### **Bathroom**

WC, wash hand basin with vanity unit, bath with mixer taps, extractor fan, part tiling and radiator.

### **First Floor Landing**

Stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and cloakroom.

### **Master Bedroom**

Window to the front aspect, dressing room, radiator, downlights and door to en suite.

### **En Suite**

Obscure window to the front aspect, wash hand basin with vanity cupboards, corner shower cubicle with rainfall and standard heads, part tiling and heated towel rail.

### **Bedroom Two**

Window to the rear aspect and radiator.

### **Bedroom Three**

Window to the front aspect and radiator.

### **Cloakroom**

Obscure window, WC, wash hand basin and tiling.

## **Externally**

### **Front**

Driveway and hard standing providing off road parking for several cars, fruit tree planted border and EV charging point.

### **Rear Garden**

Enclosed and private, decking by the home office, path to front gate, sleeper raised borders with decorative railings, large patio, lawn area, raised decking providing a seating area, outside water tap, timber and metal shed.

### **Home Office / Garden Room**

French doors with side windows, power and light connected.

### **Agents Note**

The property benefits from 18 solar panels with high-capacity battery storage generating a quarterly income and contributing to reduced energy costs. Further details available on request.



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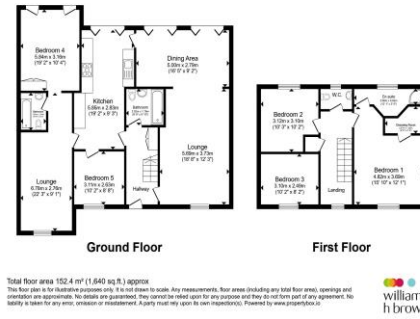
## Newtown Road, Raunds

- FIVE BEDROOMS
- MODERN KITCHEN
- LARGE GARDEN
- OFF ROAD PARKING FOR SEVERAL CARS
- SOLAR PANELS

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

offers in the region of

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RSD110127 - 0003

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