



25 London Road, Raunds,  
Wellingborough,  
Northamptonshire. NN9 6EH





£445,000

Freehold

Frosty Fields Estate Agents Ltd are please to introduce this lovely established three bedroom semi-detached family home on the popular London road within Raunds. This property has the unique benefit of having a substantial plot with the opportunity to build a separate home subject to planning or maybe to extend to the original home. You would need to choose. We can inform any potential applicants at this time that the current owners have applied for outline planning permission to build a new Three bedroom property. Accommodation consists of the following: Entrance hallway, lounge, kitchen dining room, conservatory, three bedrooms and family bathroom. There are outbuildings as well with front and rear gardens. The driveway is expansive and easily provide parking for numerous vehicles, caravan or motor home.





### Entrance

Enter this established property via the arched uPVC door.

### Entrance Hallway

The entrance hallway is light and bright and decorated in modern influences throughout with shades of grey. There is a double glazed window to the side which is opaque. A lovely quarter twist staircase rises to the first floor landing. Within the hallway is where you will find the consumer unit concealed by a cupboard. The hallway is heated by a double radiator and the flooring is grey laminate. There is also a handy storage cupboard under the stairs with power and a single glazed window to the side.

### Living Room

3.15m x 3.60m (10' 4" x 11' 10") The main living room is of a traditional style with a featured bay window to the front aspect. As you would expect the living room is complemented by a featured fireplace with a wooden mantel over and a tiled hearth. The style of this room expects you to find picture decorative moulding and coving to the ceiling line. The room is fitted with a double radiator and a TV Point.

### Kitchen / Dining Room

3.65m x 5.10m (12' 0" x 16' 9") The current owners have refitted the kitchen. The cabinets are in a lovely Dusk Blue and the design is Halesworth by Howdens. The kitchen is obviously fitted with an array of cabinets and complemented by grey work surfaces over and a bushboard with upstands. There is a large etched frosted glass window to the rear and space for a cooker. There is a separate section for the 1.5 Asterite sink drainer with spray nozzle mixer taps over and a window to the side. Here also is where you will find the combination Baxi boiler concealed within a cupboard. There is also space for a fridge freezer and a column style radiator. Flooring is grey laminate. Door to the inner passageway.

### Inner Passageway

Within the inner passageway there are doors to the cloakroom, utility room, and conservatory. Door to the outside lean-to.

### Conservatory

2.60m x 2.75m (8' 6" x 9' 0") The conservatory is fitted with a tilt and slide uPVC door to the rear. The room is perfect for entertaining if required. Currently it is being used as a bedroom. Heated by a wall heater.

### First Floor Landing

The first floor is reached by the entrance hallway staircase. Upon reaching the top there is a window to the side. The landing has a fitted cupboard with shelving for storage. Loft access with partial boarding.

### Bedroom One

3.11m x 3.60m (10' 2" x 11' 10") The main bedroom is located to the front of this property. The view from the front overlooks the allotments. So you can watch the vegetables grow!! The room is



spacious and could accommodate modern fitted furniture if required. The picture is complete with radiator and electrical sockets.

### Bedroom Two

2.85m x 3.60m (9' 4" x 11' 10") The second bedroom is located to the rear and overlooks the rather substantial rear garden. The room is spacious and again could be easily accommodate modern furniture. Picture is complete with radiator and electrical sockets.

### Bedroom Three

2.10m x 2.60m (6' 11" x 8' 6") Bedroom three is also situated at the back of this property. The window allows for a lovely view of the garden. Radiator and electrical sockets complete the bedroom.

### Shower Room

1.80m x 2.20m (5' 11" x 7' 3") The shower is of a wet room style so you only have to walk in and switch on the shower. The suite also includes a low level WC and pedestal with wash hand basin. Heated by a double radiator and a mounted wall heater.

### Lean to

2.60m x 2.80m (8' 6" x 9' 2") From the inner passage the door opens into an open lean-to space. The area is covered and there is a rear gate into the garden itself.

### Agents Notes

We can confirm that the current owners have applied for outline planning permission. The planning is to build a new Three bedroom detached family home subject to approval.

We advise all prospective buyers to have this information verified by their legal representatives.

### Rear Garden

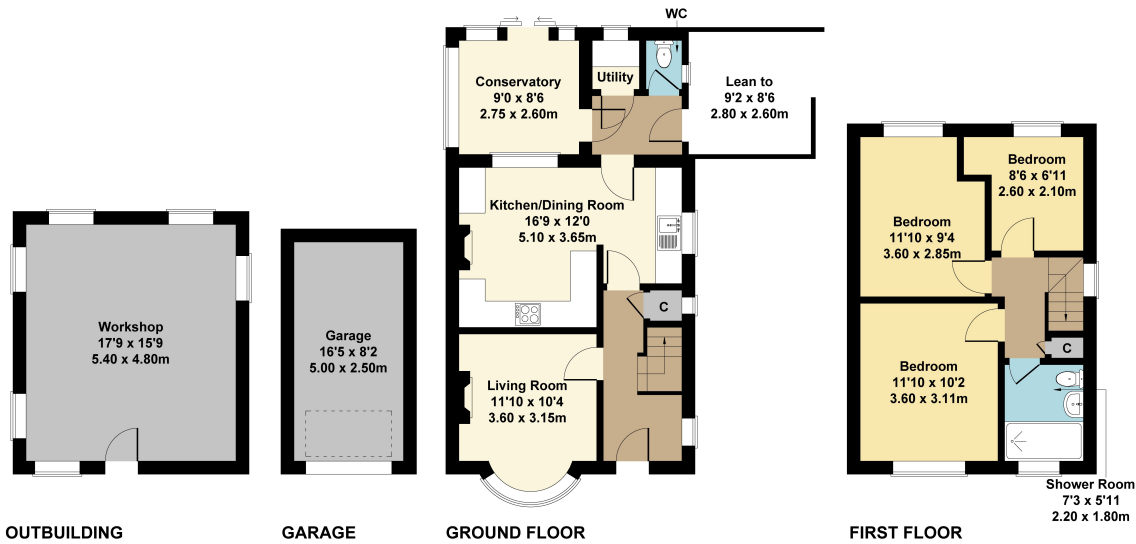
Through the gate from the lean-to. The garden is a substantial plot with lawns and a patio area. There are a number of fruit trees as well. To the rear of the garden there is a fenced-off area. Within this area there are also fruit trees and two large sheds.

### Front Garden & Driveway

The front of this property offers a very large amount of space with an expansive driveway for numerous vehicles and a motorhome or caravan. The garden itself is laid to lawn with plant borders. Picket fence adjoining the neighbour's property. There is also a detached garage.



## 25 London Road, Raunds



Approximate Gross Internal Area = 134 sq m / 1442 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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