



6 Tithe Barn Close | Raunds | NN9 6RY



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## Asking Price £415,000

A superbly presented four bedroom detached family home located at the private end of a cul-de-sac enjoying a well tended south facing garden with an aspect towards the church. Having been upgraded by the current owner, the property enjoys a well fitted kitchen, bathrooms as well as an attractive garden room. Boasting a gas fired radiator heating system and PVCu double glazing, the accommodation briefly comprises of a porch, entrance hall, sitting room with wood burner leading through the dining room. Kitchen, utility and garden room with doors to the garden. First floor landing leading to a master bedroom with ensuite, three further bedrooms and a family bathroom. Single garage, driveway and gardens.

- Detached four bedroom family home
- Garden room
- Superbly presented
- Council tax band D
- South facing garden
- Cul-de-sac location
- Well fitted kitchen and bathrooms
- EPC rating C

Glazed entrance door to the

### **Entrance Porch**

Windows to two aspects, electric heater, tiled floor, timber panelled door and glazed panel to the

### **Entrance Hall**

Radiator, staircase with storage area below to the first floor, doors to the Sitting Room and Kitchen.

### **Sitting Room**

11'5" x 17'0" (3.48 x 5.19)

Bay window to front, radiator, period style feature fireplace with inset wood burner, TV point, wall light points, coving. Archway through to the

### **Dining Room**

11'5" x 8'7" (3.49 x 2.64)

Radiator, coving. Door to kitchen and French style doors and glazed panels leading through to the garden room.

### **Garden Room**

14'4" x 8'4" (4.37 x 2.55)

Glazing to two aspects overlooking the garden with French doors opening to the patio. Thermostatically controlled electric convector heaters, TV point, feature semi vaulted ceiling with inset Velux style skylight and down lighters.

### **Kitchen**

9'1" x 12'1" (2.79 x 3.69)

Fitted with a range of beach laminate fronted base and eyelevel units with rollers to work surfaces above. Inset Franke one and a half bowl sink unit with mixer tap, Hotpoint ceramic hob with concealed extraction above, double electric Siemens oven to the side. Siemens integrated dishwasher and integrated fridge. Glazed crockery display cabinet, tiled splash areas, tiled floor. Window to rear and doors to the entrance hall and utility room.

### **Utility Room**

Fitted with eyelevel storage cupboards to match those of kitchen, worksurface with space beneath for undercounter freezer, tumble dryer and plumbing for washing machine. Wall mounted gas fired central heating boiler. Tiled floor, door to guest cloakroom/WC and part glazed door to the side.

### **Guest WC**

Fitted with a two piece suite including low-level WC and wall mounted wash hand basin. Radiator, tiled floor, coving, obscured window to the rear.

### **First Floor Landing**

Radiator, coving, loft access hatch. Doors to all bedrooms and bathroom.

### **Bedroom One**

11'1" x 13'7" (3.40 x 4.15)

Bay window to the front, radiator, full range of built-in bedroom furniture incorporating side tables, top boxes and freestanding drawer unit, coving, door to the ensuite.

### **Ensuite Shower Room**

Fitted with a four piece suite in white including low-level WC, bidet, vanity wash hand basin with storage beneath and mixer tap, tiled shower cubicle with Aqualisa thermostatically controlled shower and sliding concertina glazed door. Tiled splash areas, tall storage cupboard, towel warmer, mirror incorporating lighting, coving, downlights, tiled floor, obscured window to the front.

### **Bedroom Two**

11'9" x 10'2" (3.59 x 3.11)

Window to the rear, radiator, coving.

### **Bedroom Three**

8'4" x 13'0" (2.55 x 3.98)

Window to the front, radiator, coving.

### **Bedroom Four**

8'4" x 7'9" (2.56 x 2.38)

Window to the rear, radiator, coving.

### **Bathroom**

Fitted with a three-piece contemporary suite including low-level WC, pedestal wash hand basin with mixer tap and bath with panel to the side and mixer tap. Tiled splash areas to half height to walls, towel warmer, mirror incorporating lighting, top floor, coving, obscured window to the rear.

### **Outside**

The property is approached via a shared gravel driveway leading to a further area of gravel parking for two to three vehicles. Lawned area to the side with well-stocked and tended flower/shrub border. Access to garage, main entrance door and gated access to the rear garden.

### **Single Garage**

Up and over powered door, power and light connected.

### **Rear Garden**

Immediately abutting the rear of the house is a large flagstone patio area retained by low-level brick walling. Steps lead up to a shaped area of lawn with established and well stocked flower/shrub borders. Further raised decked seating area and additional paved hardstanding, exterior lighting and electric sun awning. Shed. Enclosed by a combination of fencing, enjoying a southerly aspect with views towards the church.









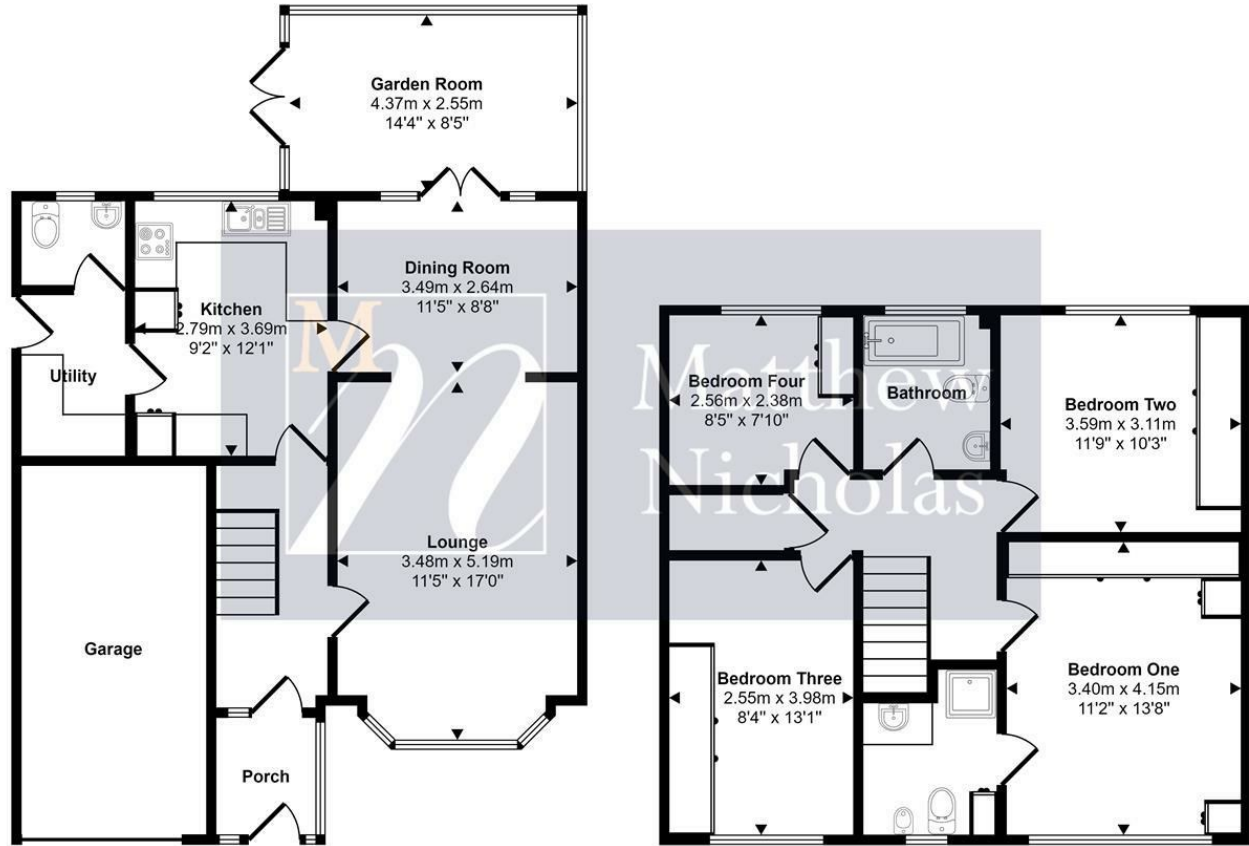


# Further Information



Local Authority: North Northamptonshire Council

Tax Band: D



Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>81</b>
	<b>70</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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