



North Street, Raunds
£425,000 **Freehold**

**Sharman
Quinney**

Key Features



- Four Double Bedroom Detached Home - Three Receptions + Conservatory
- Substantial Accommodation - Opposite the residential care home
- Potential to further Extend - Remodel or create a further dwelling STPP
- No Onward Sale Chain - Development Opportunity
- Plus Size - Double Garage and Extensive Block Paved Driveway

This mature, detached family home offering excellent potential to update and improve and with scope to extend, subject to the required planning and building regulation consents. The property offers sizeable accommodation with generously proportioned rooms and the potential to provide a quite remarkable.

Entrance porch with inner door opening to the reception hall and doors off to the sitting room which has a bay window to the front elevation and fireplace and the lounge to the rear, with fireplace and double doors to the conservatory. The dining room has a bay window to the front



and whilst currently accessed via the kitchen it may be possible to provide a door leading directly from the hallway.

Kitchen/breakfast room overlooking rear elevation, fitted with an extensive range of matching wall and base cabinetry and some integrated appliances including double drawer dishwasher, combi microwave/oven, single oven, warming drawer and induction hob with extractor over. The utility room has space for laundry appliances and fitted cabinets and sink unit. Cloakroom with WC and shower.

To the first floor there are four exceptional size double bedrooms and a bathroom comprising bath, W.c., and wash hand basin.

Outside

The property has an extensive block paved driveway with ample parking for several vehicles and leading to the attached double garage which has a useful workshop/storage area to the rear. Lawned garden to the front and garden and patio to the rear, fully enclosed by fencing.

Agent Notes:

Plans are available showing potential to extend the property although these have not been submitted to the local authority

About Raunds



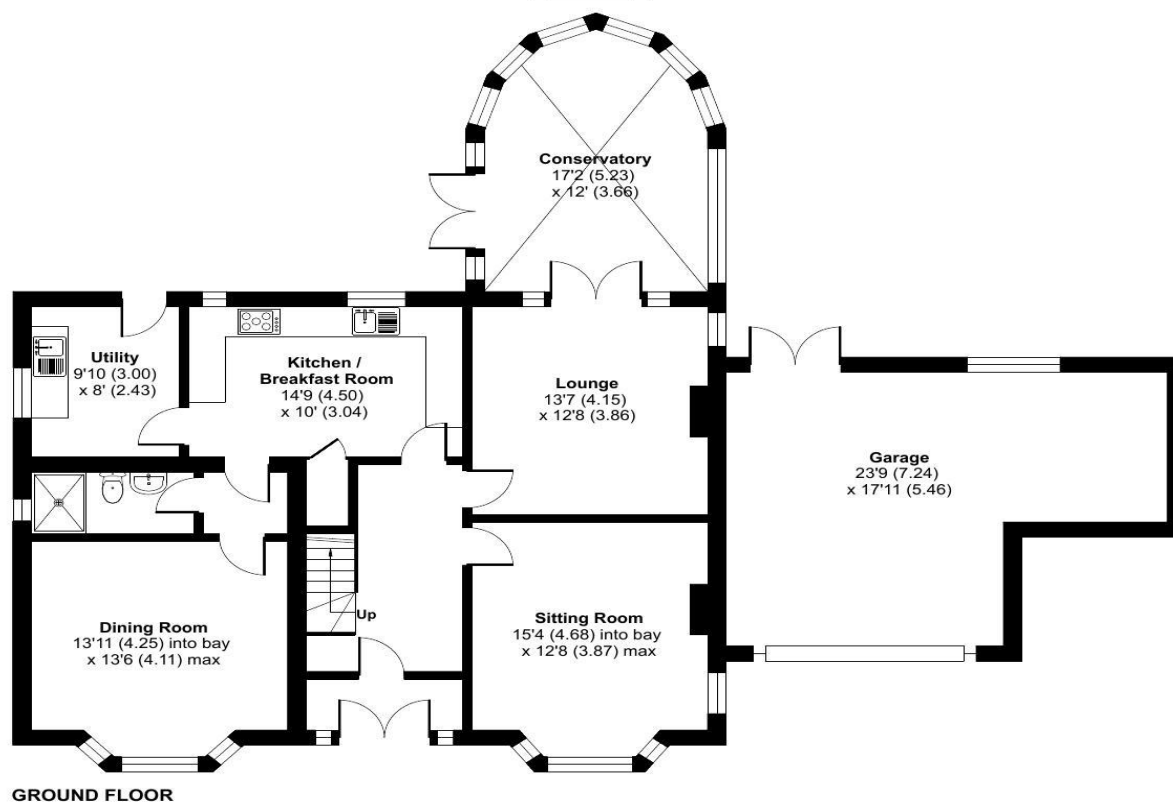
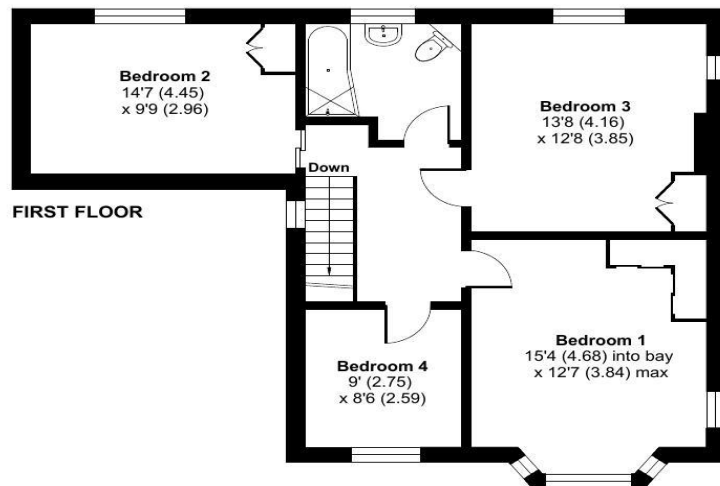
North Street, Raunds, Wellingborough, NN9

Approximate Area = 1983 sq ft / 184.2 sq m

Garage = 354 sq ft / 32.8 sq m

Total = 2337 sq ft / 217 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1513268

Raunds is a popular market town with excellent road links, with local amenities including Supermarkets and a small High Street. Nearby Stanwick Lakes is a popular country park and a short journey to Rushden Lakes which is a popular shopping, retail park with many eateries, local independent and larger brand shops. Wellingborough Station is approximately 10 miles away with regular trains to London St Pancras. Schooling for all ages is available within the town and there is private schooling in Wellingborough, Oundle and Kimbolton.

Outgoings: Council Tax Band E

EPC Rating: D

Tenure: Freehold

To view this property call Sharman Quinney on:
01832 735589

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 16 High Street, THRAPSTON, Northamptonshire,
NN14 4JH

 thrapston@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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