



**25 Nichols Way, Raunds  
Northamptonshire NN9 6SB  
Price £350,000 Freehold**

Nestled in the charming area of Raunds, on Nichols Way, this impressively extended detached family home offers a perfect blend of space, comfort and modern living. This property boasts five bedrooms, making it an ideal family home, with four well-proportioned bedrooms to the first floor, three of which come with built-in wardrobes, providing ample storage space. The ground floor presents a flexible layout, with the option of the fifth double bedroom, which can be created by utilising the third reception room, perfect for guests or as a games room. The heart of the home is undoubtedly the open-plan kitchen and dining room, which is both luxurious and functional. Bi-fold doors seamlessly connect this space to the generous rear garden, allowing for an abundance of natural light and a wonderful flow for entertaining. The outdoor area is equally impressive, featuring a spacious garden complete with a home-office garden room, also equipped with bi-folding doors, making it an ideal retreat for work or leisure. Additionally, the property benefits from solar panels, which are included and generate income, enhancing its energy efficiency. Parking is a breeze, with a drive-through garage and parking space for several vehicles, ensuring convenience for family and guests alike. There is the benefit of an EV charging point also. Furthermore, planning permission has been granted for a further extension, offering the potential for further enhancement of this already remarkable home, if so required. This truly is a must-see for those seeking a spacious and versatile living environment in a desirable location.

- Impressively extended detached family home
- Offering a perfect blend of space, comfort and modern living
- Five bedrooms (four well-proportioned bedrooms to the first floor, three of which come with built-in wardrobes)
- Stunning open-plan kitchen and dining room
- Spacious garden complete with a home-office garden room, also equipped with bi-folding doors
- Solar panels, which are included and generate income, enhancing its energy efficiency
- Drive-through garage and parking space for several vehicles
- EV charging point
- Must-see property
- Energy Rating - C72



## Location

Off St Crispin Way and Mallows Drive. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Energy Rating

Energy Efficiency Rating - C72

Certificate number - 6334-1220-3409-0864-3226

## Council Tax Band

D

## Accommodation

### Ground Floor

#### Hall

#### Ground Floor Cloakroom / WC

#### Lounge 14'8" x 13'3" (4.49m x 4.04m)

#### Kitchen / Dining Room 23'1" x 10'4" (7.06m x 3.15m)

Fitted appliances and plumbing for appliances.

#### Bedroom 5 / Further Reception Room 16'4" x 7'8" (4.99m x 2.34m)

## First Floor

### Landing

Loft access.

#### Bedroom 1 11'7" x 10'5" (3.55m x 3.18m)

#### Bedroom 2 10'5" x 8'8" (3.18m x 2.65m)

#### Bedroom 3 10'10" x 6'9" (3.32m x 2.06m)

#### Bedroom 4 9'11" x 6'2" (3.03m x 1.90m)

#### Bathroom / WC 6'7" x 6'4" (2.01m x 1.94m)

## Outside

### Front

Off-road parking to the fore for several vehicles. Side gated access.

## Garage 21'11" x 10'6" (6.70m x 3.22m)

Doors to front and rear, therefore being a drive-through garage.

## Rear Garden

Fully enclosed, gravelled and paved.

## Store

## Home Office / Garden Room 12'9" x 9'5" (3.91m x 2.89m)

Power and light connected. Bi-fold doors.

## Agents Note

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## Floorplans

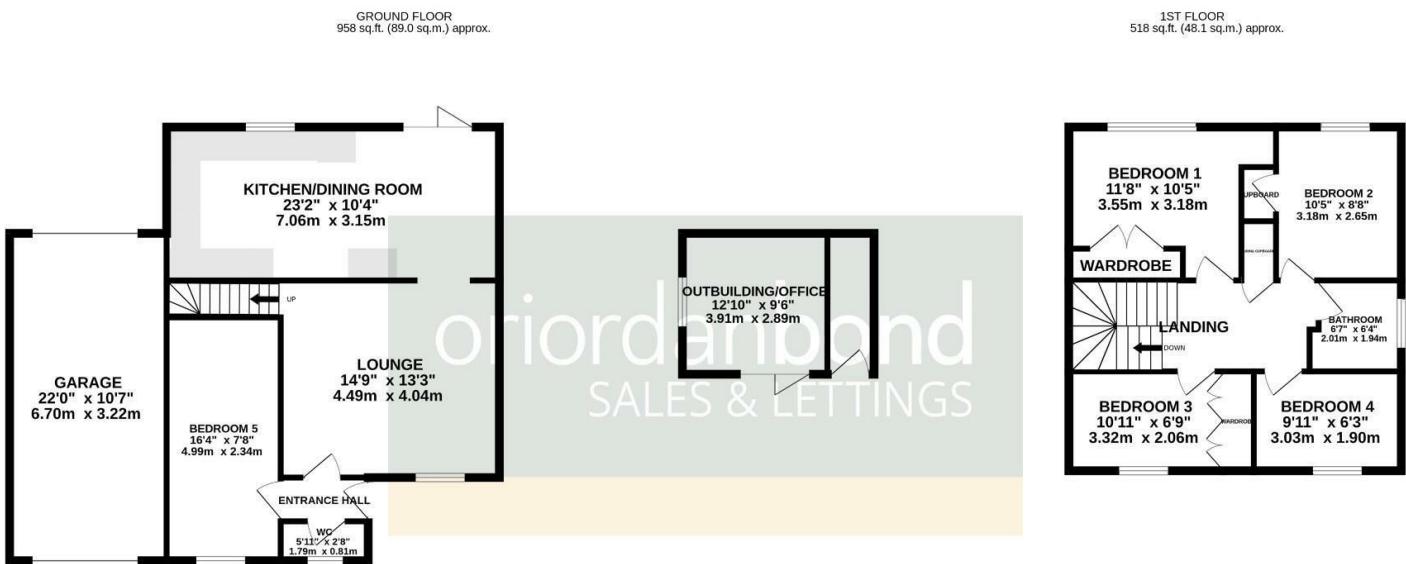
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

## Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).







TOTAL FLOOR AREA: 1476 sq.ft. (137.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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