



BY DESIGN

The Laurels

Raunds, Northamptonshire



Substantial Five Bedroom Detached Home on Private Lane with Wrap-Around Gardens

Nestled on a secluded private lane and offering a high degree of privacy, yet enviably positioned within easy walking distance of the shops, restaurants and amenities of the vibrant market town of Raunds, The Laurels presents a rare opportunity to acquire a truly substantial detached family home. Extending to over 2,500 sq ft, this impressive home provides an abundance of versatile living space, ideally suited to modern family life as well as those who enjoy entertaining and relaxing at home.



The Laurels, 1 Manor House Gardens, Raunds, Wellingborough, Northamptonshire, NN9 6UD







Ground Floor

Upon entering, a welcoming and spacious entrance hall immediately sets the tone for the generous proportions found throughout. The ground floor boasts five versatile reception rooms, offering exceptional flexibility. Whether required as formal dining, a cosy snug, home office, playroom or entertaining space, the layout effortlessly adapts to a variety of lifestyle needs. A particular highlight is the stunning garden room, enjoying attractive views across the grounds and providing a tranquil space to enjoy the changing seasons.

The heart of the home is the well-appointed kitchen/breakfast room, complemented by a separate utility room with space for both a washing machine and tumble dryer. The kitchen features elegant Corian worktops and an excellent range of integrated appliances, including a microwave oven, full-height fridge and freezer, dishwasher, hot tap with cold filtered water, and a Rangemaster cooker.





















First Floor

To the first floor are five generously proportioned double bedrooms, including a principal bedroom with en-suite facilities, along with a newly fitted family bathroom.









Outside

Externally, The Laurels truly excels. Occupying a plot of approximately 1/3 of an acre, the property enjoys large, private wrap-around gardens that create a wonderful outdoor retreat. To the front of the property is a detached double garage with EV charger and ample driveway parking for at least five vehicles, along with a private patio area. To the rear, a second patio with steps leads down to the garden, which continues into woodland beyond, offering multiple areas to explore. Additional features include a greenhouse and a shed located to the side of the property. The outdoor space provides ample room for entertaining, family activities or simply enjoying the peace and seclusion of the setting.

This exceptional home combines the tranquillity of a private setting with the convenience of market town living. With its generous dimensions, flexible accommodation and superb outdoor space, it represents an ideal long-term family home.











Information

Location

Raunds is a well-connected market town in East Northamptonshire, offering a great range of everyday amenities, including two doctors' surgeries, two pharmacies, a dental surgery, an optometrist, multiple pubs, restaurants, shops, a library and three churches. Stanwick Lakes is just three miles away for walking and cycling, with Rushden Lakes only six miles away, offering shopping, dining, a cinema and outdoor activities. Primary schools are available in Raunds and secondary schools can be found in Raunds, Kettering and Wellingborough. Fantastic private schooling can also be found nearby in Wellingborough, Oundle, Kimbolton and Bedford. For commuters, Raunds offers easy access to the A14, A45, A1 and M1, with Wellingborough and Kettering stations both around 20 minutes away, providing direct trains to London St Pancras and various Northern connections.

Extra Information

- Broadband: High speed fibre broadband available in the area, we advise you speak with your provider.
- Mobile signal: 5G available, we advise you speak with your provider.
- Includes a home alarm

Services

- Mains gas, electricity, water and drainage

Tenure | Local Authority | Council Tax Band
Freehold | North Northamptonshire Council | G

Viewing Arrangements

Strictly via the vendors sole agents By Design on 07393997427

Website

For more information visit www.bydesignhomes.com

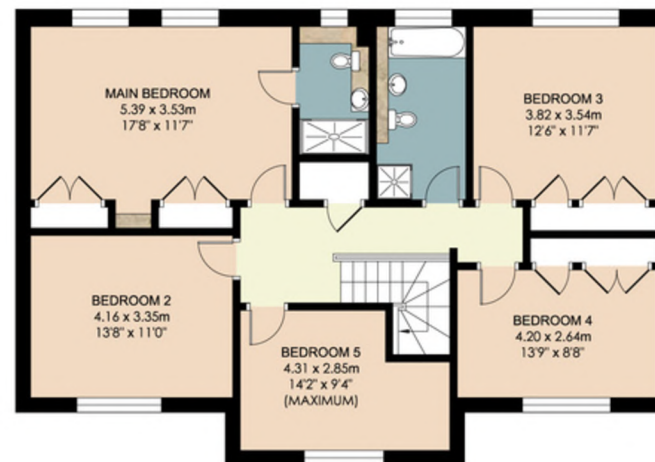
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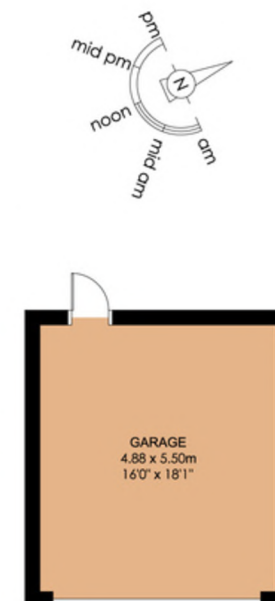
Offers Over £750,000



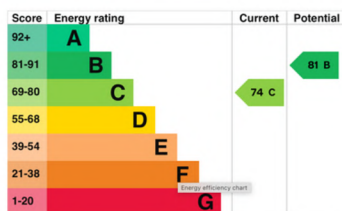
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE : 2514 sq ft, 234m²
 GARAGE : 289 sq ft, 27m²
 TOTAL AREA : 2803 sq ft, 261m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





BY DESIGN

Marie Fritz

Marie.Fritz@ByDesignHomes.com

+44 7393 997427

ByDesignHomes.com

  bydesign.marie

 bydesignmarie

National audience
local knowledge