



**'Highfields', 15a Chelveston Road, Raunds,  
Northamptonshire, NN9 6DA**

**Mike  
Neville**  
**ESTATE AGENTS**

**'Highfields', 15a Chelveston Road, Raunds, Northamptonshire, NN9 6DA**

**£675,000 Freehold**

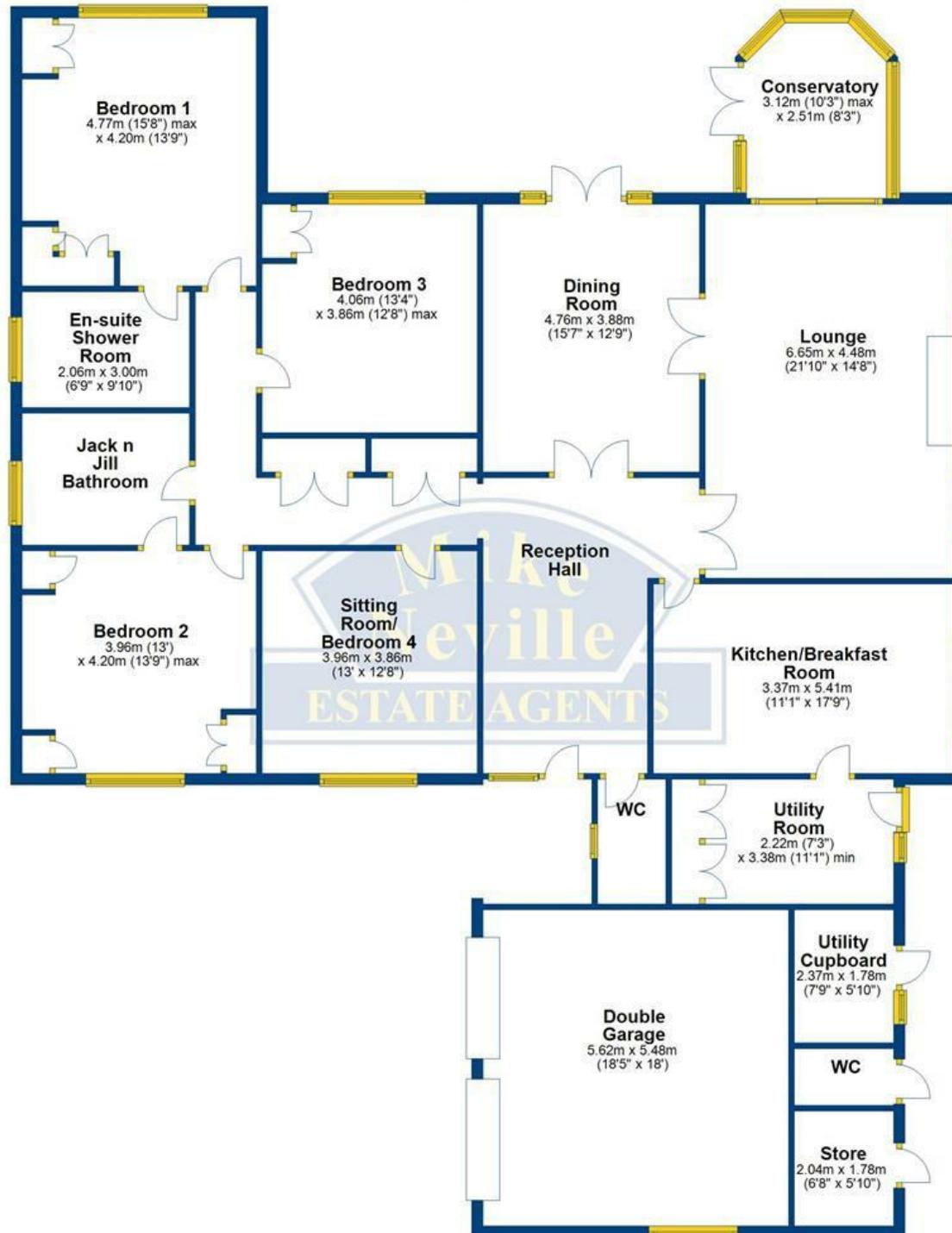
*A rare opportunity has arisen to purchase this unique, architect designed, detached bungalow, constructed in 1989. It is situated set back from the Chelveston Road, with views over fields to both side and rear, creating a very peaceful setting. It provides well thought-out and carefully designed living accommodation, with extensive outbuildings including a double garage. This family home could even be extended into the capacious loft, subject, of course, to any relevant planning. An early viewing is essential to appreciate all that is on offer here. No onward chain. A 360 walkthrough tour is available.*

- **No Onward Chain**
- **Views Over Fields To The Rear and Side**
- **Adaptable Accommodation**
  - **Outbuildings**
- **Double Garage & Ample Off Road Parking For Several Vehicles**
- **Semi-Rural Location**
- **Individual Detached Property**
- **Viewing Essential**
- **Established Rear Garden**
- **Energy Efficiency Rating - D62**

### Ground Floor

Main area: approx. 203.0 sq. metres (2185.1 sq. feet)

Plus outbuildings, approx. 10.0 sq. metres (107.8 sq. feet)  
Plus double garage, approx. 30.8 sq. metres (331.4 sq. feet)



Main area: Approx. 203.0 sq. metres (2185.1 sq. feet)

Plus outbuildings, approx. 10.0 sq. metres (107.8 sq. feet)

Plus double garage, approx. 30.8 sq. metres (331.4 sq. feet)

## Location

Situated off Chelveston Road, via a long shared driveway, adjacent number 15. Once on the shared drive, travel all the way to the bottom, and 15a can be found here, on the left-hand side. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

NB - the long shared driveway is owned by number 15b, with 15a having a right of way over it.

## Council Tax Band

C

## Energy Rating

Energy Efficiency Rating - D62

Certificate number - 8926-7224-4110-7417-0926

## NB:

The property has two minor incidences of subsidence, one historic, the other more recent. Both incidents have been handled by insurers. Further information can be obtained on request.

## Accommodation

### Entrance Porch

### Reception Hall 17'3" x 12'9" (5.26m x 3.88m)

Minimum, plus corridors.

Double cloaks cupboard and double airing cupboard housing hot water cylinder.

Loft ladder access to loft space. The loft is boarded, has a window and power and light connected. The loft space runs above the entirety of the ground floor and is suitable for conversion, subject of course to any relevant permissions, and, of course, if more living accommodation is required.

### Cloakroom / WC

### Lounge 21'10" x 14'8" (6.65m x 4.48m)

Open fire facility.

### Conservatory 10'3" x 8'3" (3.12m x 2.51m)

Maximum measurement. Of brick and PVC double glazed construction. Power and light connected. Radiator.

### Dining Room 15'7" x 12'9" (4.76m x 3.88m)

### Kitchen / Breakfast Room 11'1" x 17'9" (3.37m x 5.41m)

### Utility Room 7'3" x 11'1" (2.22m x 3.38m)

Minimum measurement.

### Bedroom 1 15'8" x 13'9" (4.77m x 4.20m)

Maximum measurement, including wardrobes.

### En-suite Shower Room / WC

### Bedroom 2 13'0" x 13'9" (3.96m x 4.20m)

Maximum measurement, including wardrobes.

### Jack n Jill Bathroom / WC

Access off bedroom 2 and the reception hall.

### Bedroom 3 13'4" x 12'8" (4.06m x 3.86m)

Maximum measurement, including wardrobe.

### Sitting Room / Bedroom 4 13'0" x 12'8" (3.96m x 3.86m)

## Outside

### Front

Driveway providing off road parking for several vehicles. Access to either side of the property, through to the rear garden.

### Double Garage 18'5" x 18'0" (5.62m x 5.48m)

Maximum measurement. Power and light connected. Two electric roller doors to front. Side window. Roof storage. Solar panel equipment and controls.

### Store 6'8" x 5'10" (2.04m x 1.78m)

Power and light connected.

## Outside Cloakroom / WC

### Utility Cupboard 7'9" x 5'10" (2.37m x 1.78m)

Floor mounted gas fired boiler. Power and light connected.

### Rear Garden

Fully enclosed and well established, being completely private. Overlooking fields to the rear.

### Solar Panels

To the rear elevation.

Owned with the property, generating an income of circa £1,000.00pa. Further information available upon request.

## NB:

The long shared driveway approach is owned by number 15b, with 15a having a right of way over it.

The lawned garden area to the fore of 15a is also owned by number 15b.

The lawned area to the right-hand side of 15a is owned by 15a with 15b having a right of way over it for farming and pedestrian access to the fields at the rear, if so required. These fields are also owned by 15b.

## Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

## 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).

## 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.

## Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.















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