



ANVIL CRESCENT, WELLINGBOROUGH, NORTHAMPTONSHIRE, NN9
£438,750 FREEHOLD

Winkworth



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Located on the very edge of Raunds, with views over rolling countryside, Winkworth are delighted to market this beautifully presented five bedroom detached family home set over three floors. The owners had the property upgraded when built to include but not limited to, digital controlled showers and bath and sound proofed cinema room/Bedroom two.

Location

Nestled on the outskirts of Raunds, this property offers stunning views of the open countryside while being just a short stroll from the town centre. Raunds is a charming market town brimming with amenities, including shops, restaurants, schools, a dentist, and doctor's surgeries. With close-by sub-1-hour train services to London and key roadways such as the A45 and A14, this location combines convenience with idyllic rural living. The nearby Rushden Lakes development, just a short drive away, offers a variety of shops, entertainment facilities and scenic walks.

Connectivity

Mobile Coverage: Good 5G coverage from the main mobile networks, please check with your provider.

Broadband: Superfast >1GBPS fibre broadband from multiple providers.



Located on the very edge of Raunds, with views over rolling countryside, Winkworth are delighted to market this beautifully presented five bedroom detached family home set over three floors. Thoughtfully upgraded, this impressive home features premium additions including a Rangemaster oven, breakfast bar, digitally controlled shower and bath and a cinema room.

The accommodation in brief comprises, entrance hall, with doors leading to the study, kitchen/dining room and separate formal living room. The living room features a bay window looking out to the front of the property. The study has a uPVC double glazed window looking out to the front and required fibre connections for working from home. The utility room/cloakroom has space and plumbing for a washing machine, range of useful storage units with woodblock worksurface over and one and a half bowl sink with mixer tap. Low flush WC, heated towel rail and tiled floor. The kitchen/dining room offers a fabulous family entertaining hub, with French doors that lead onto the landscaped rear garden. The kitchen area features a range of units at eye and base level, with woodblock worktops over, one and a half bowl granite champagne sink unit with mixer tap, integrated fridge/freezer and integrated dishwasher. Some of the power points have USB charging points, so you can stay connected while cooking. The kitchen benefits from having a rangemaster cooker with gas hob, hotplate and ergonomic extractor fan. A uPVC double glazed window faces out to the rear garden.

The first floor layout comprises a large naturally light landing with views over the countryside. The master bedroom has views out over farmland and features a generous ensuite. The ensuite features a deluxe walk-in double shower with digital controls, twin shower including a monsoon shower head, a sleek vanity unit, and elegant tiling. There are two further double bedrooms and a modern bathroom suite comprising a three-piece suite incorporating a panel enclosed bath with a Aqualisa digital bath filler, with separate shower over, low flush WC and pedestal wash hand basin. A uPVC window faces out to the rear, and the bathroom features a heated towel rail.

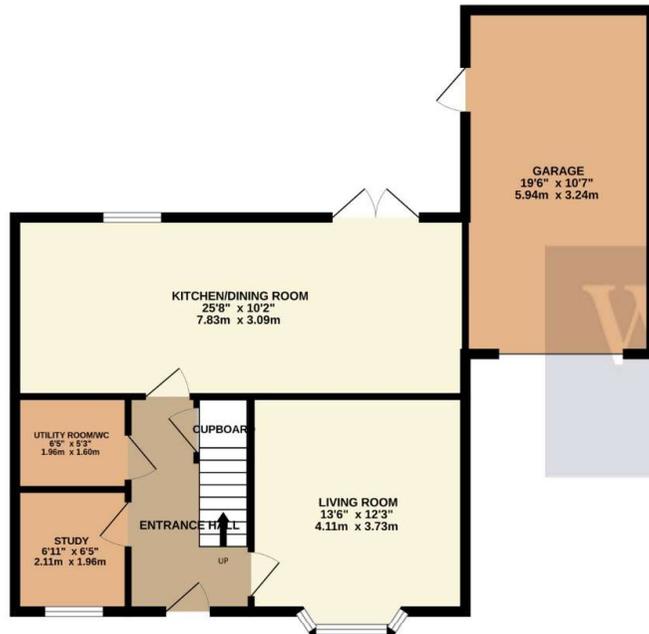
The top floor features two further double bedrooms and a shower room. Bedroom two has been configured as an occasional guest room and cinema room. The bedroom has acoustic underlay and panelling. Both bedrooms have Velux windows and dormer bay windows that overlook the countryside with views towards Chelveston. The shower room comprises a three piece suite incorporating a shower, low flush WC and pedestal wash hand basin.

Externally to the rear the garden has been landscaped by the owners to include an area of lawn, raised decking area for entertaining, the garden which offers a good degree of privacy has side access to the front and a door that leads into the oversized garage. The garage benefits from having power and lighting.

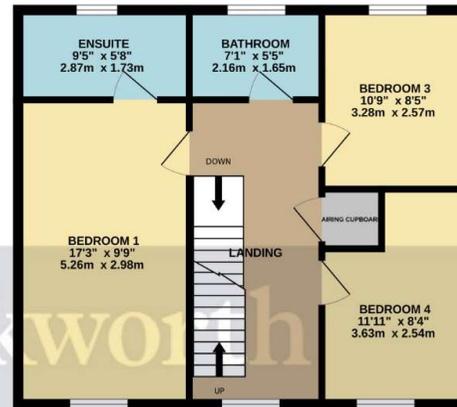
The driveway on each side of the property offers ample parking, with a garage to one side and electrical socket and 7kW EV charging point to the other. Two large, owned feed-in solar panels on the front roof. Edged with wild hedgerow along the private driveway.



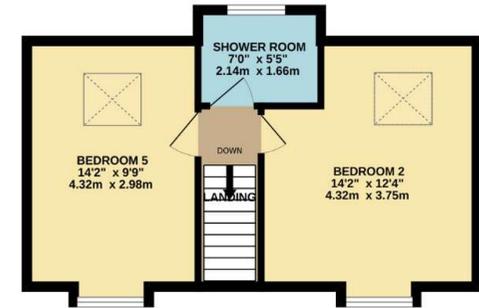
GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



2ND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1737 sq.ft. (161.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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