



9 St Crispins Way, Raunds,
Wellingborough, Northamptonshire.
NN9 6SD





Offers in the region of £275,000

Freehold

Frosty Fields Estate Agents are delighted to offer to the market this lovely, extended three bedroom detached family home. In brief, the accommodation comprises of: entrance hall, lounge, kitchen/diner, utility room, downstairs shower room, conservatory, three bedrooms, family bathroom, front and rear gardens with block paving to the front allowing for off road parking.



Entrance Hallway

Enter the property via a part opaque uPVC double glazed door to the front aspect. Two uPVC double glazed opaque windows also sit to the front aspect. Features of the hallway include: laminate flooring, panel radiator, coving to the ceiling, telephone point, central heating thermostat, glazed door to the lounge and stairs rising to the first floor.

Lounge

3.73m x 4.14m (12' 3" x 13' 7") This bright and airy lounge benefits from a living flame electric fire for cosy winter evenings. There is a gas point, panel radiator, dado rail and laminate flooring. This room also offers coving to ceiling, two TV points and glazed double doors to the kitchen/diner. There is a uPVC double glazed window to the front aspect.

Kitchen/diner

2.95m x 5.08m (9' 8" x 16' 8") uPVC window to the rear aspect overlooks the garden. The kitchen is fitted with a range of wall and base level cabinets, has a stainless steel single sink and drainer unit with swan neck tap, work surfaces over with tiling to water sensitive areas. Further features include an electric oven, gas hob with stainless steel cooker hood over, plumbing for a dishwasher, storage cupboard, ceramic tiled flooring, radiator and coving to ceiling. There is a glazed door which leads into rear hallway, Fully glazed uPVC door opening into the conservatory.

Rear Hallway

Radiator and doors to utility room and shower room.

Shower Room

2.01m x 2.06m (6' 7" x 6' 9"). The shower room is a super addition to this family home, solving nightmare bathing issues. It is fitted with a white three piece suite comprising of shower cubicle with electric shower, a low level WC and rectangular hand basin with swan neck mixer tap over and storage unit to the side, tiled flooring and a radiator. uPVC double glazed window to the rear aspect.

Utility

2.03m x 2.49m (6' 8" x 8' 2") Part glazed uPVC double glazed door and window to the front aspect. A useful area for a growing family. This utility room comprises of floor and wall units, plumbing for a washing machine, work surfaces, tiling to splash back areas, space for a tumble dryer and fridge/freezer, ceramic floor tiles and a radiator.

Conservatory

2.90m x 3.25m (9' 6" x 10' 8") Part brick and uPVC double glazed construction, the conservatory has a double glazed window to both the side and rear aspects. Further features included, lighting, radiator, tiled flooring and double glazed French doors into the rear garden.

First Floor Landing

With stairs rising from the hallway, the first floor landing has a uPVC double glazed window to the side aspect, a cupboard which houses the combi boiler, radiator and coving to the ceiling line.

Master Bedroom

2.46m x 3.76m (8' 1" x 12' 4") uPVC double glazed window to the front aspect. This light spacious bedroom benefits from built in wardrobes it has laminated flooring, a radiator, coving to the ceiling line and a tv point.

Bedroom Two

2.36m x 2.97m (7' 9" x 9' 9") Bedroom two also has the benefit of built in wardrobes, has laminate flooring, a radiator and coving to ceiling line. The window is to the rear of the property.

Bedroom Three

2.01m x 2.44m (6' 7" x 8' 0") uPVC double glazed window to the front aspect, there is laminate flooring and the bulk head from the stairs. A radiator and coving to ceiling can also be found in this room.

Bathroom

2.01m x 2.44m (6' 7" x 8' 0") Fitted with a white three piece suite comprising of low level wc, bath with mixer taps and shower, rectangular hand wash basin with swan neck mixer taps and vanity unit under, The bathroom is fully tiled, for easy cleaning and has laminate flooring. there is also a radiator and shaver point, uPVC double glazed opaque window to the rear aspect

Rear Garden

Low maintenance garden, fully enclosed by timber fencing, laid with a large patio area ideal for those afternoon or evening BBQ's, small lawn area and shingle section decorated with shrubs. Outside tap.

Front Garden

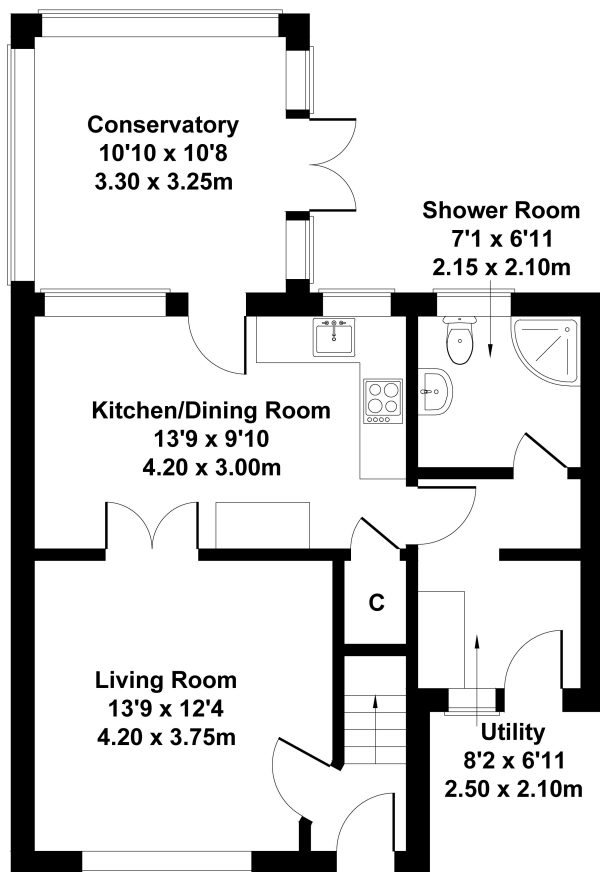
Enclosed by a low level wall to the front and one side, the front garden is block paved providing off road parking for up to three cars. Completing the garden, is a shingle border stocked with a range of mature shrubs. The front also benefits from outside lights.



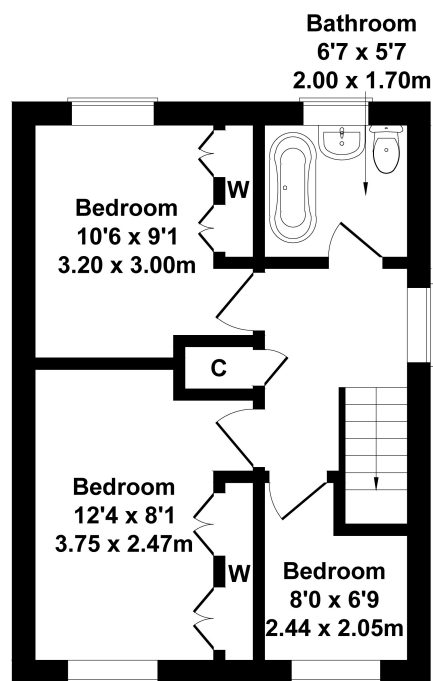
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Approximate Gross Internal Area

904 sq ft - 84 sq m



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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