



10 Centenary Way, Raunds,
Wellingborough, Northamptonshire.
NN9 6UL





£309,950

Freehold

Frosty Fields Estate Agents Ltd are delighted to present this stunning three bedroom detached family home to the open market. There is nothing for you to do! I mean just unpack, order the takeaway and simply relax and enjoy the sunshine and drink a glass of wine and listen to the sounds of Mother nature!





Entrance

Entered this beautiful home by the composite modern door.

Entrance Hallway

The entrance hallway is simply divine with modern influences throughout the ground floor. The wood effect laminate flooring helping you to decide where you'd like to start. There are doors to the lounge, cloakroom and storage cupboard. Stairs rising to the first floor, radiator and window to the side aspect. Here you will also find the consumer unit and telephone outlet point.

Cloakroom

This cloakroom is so useful when entertaining guests and friends, it allows for guests to have the convenience of an extra cloakroom without needing to ascend the stairs to the more private areas of this home. It is fitted with a Low level WC, radiator and extraction system. There is also a pedestal with wash hand basin and tiling to the water sensitive areas. The fresh modern laminate flooring helps to keep it looking fresh and clean.

Lounge

3.73m x 3.94m (12' 3" x 12' 11") The lounge is warm and inviting and enhanced by natural light flooding in through the window to the front. It is decorated in neutral shades with a feature wall. There are numerous electrical outlet sockets to plug those modern gadgets into. There are TV points and telephone points and double radiator.

Kitchen- Dining room

2.85m x 5.50m (9' 4" x 18' 1") The kitchen dining or breakfast area is set to the rear of the property. This beautiful room is so inviting with the view of the immaculate rear garden and by the way of the French doors opening out on the spacious patio area. Fitted with a ivory cabinets and that beautiful laminate flooring just makes a perfect combination. The kitchen includes the fridge -freezer and dishwasher, there are fashionable work surfaces over incorporating the enamel sink with featured upstands. The double electrolux oven and hob to help you cook. The window looks out onto the rear garden so you can admire mother nature. There is a door to the utility room.

Utility Room

1.607m x 2.334m (5' 3" x 7' 8") Super addition to any home, this utility is dressed to the same standard as the kitchen and matches with Ivory cabinets and black mottled work surfaces over. The enamel sink is 1.5 bowl and has a with mixer tap, there are also upstands as well. Space for washing machine and tumble drier. The boiler can also be found in this room along with a radiator and opaque door to the side aspect. The flooring also matches the kitchen in laminate.

First Floor Landing

The landing can be accessed from the main entrance hall via the staircase. The landing itself is spacious and allows access to all upper rooms. There is a loft access which we are informed is fitted with a ladder and light and partially boarded. There is a door to the landing cupboard.

Master Bedroom

3.25m x 3.93m (10' 8" x 12' 11") The master bedroom is located to the front of this beautiful property. It is spacious light and airy. The bedroom is also smart in its appearance with trendy laminate flooring. There are numerous electrical outlet sockets and TV point and telephone if required. Door to the en-suite shower room.

En-Suite

This immaculate en-suite is a lovely addition. There is a opaque window to the front aspect for privacy. The shower room is fitted with a corner designed shower cubicle, low level WC, and square shaped wash hand basin with vanity unit underneath. The stylish laminate flooring continues throughout to give the chic, clean look. There is an extraction system and radiator.

Bedroom Two

2.88m x 2.902m (9' 5" x 9' 6") The second bedroom is of a smart appearance and spacious . It overlooks that beautiful rear garden and the woodlands as well. The window is to the rear and there are also numerous electrical outlet sockets and radiator. The flooring again is laminate.

Bedroom Three

2.560m x 2.909m (8' 5" x 9' 7") The third bedroom has versatility. It can be used as a bedroom, however currently it is being used as working office. The delightful bedroom also affords a great view of the garden through the window to the rear. There are numerous electrical outlet sockets and the theme continues with the laminate flooring. There are also telephone outlet points.

Family Bathroom

The bathroom is fitted with a white suite. There is opaque an window to the side aspect allowing for privacy. Bath with shower over and splash screen, tiling to water sensitive areas. There is a low level WC and pedestal with wash hand basin. The bathroom is fitted with a radiator and extraction system. The flooring is laminate.

Rear Garden

Wow! This stunning garden has been transformed by its present owners. Open the French doors from the dining area and admire the view. Listen to the sound of the birds singing, and the wild life rustling through the woodlands. The garden is set with artificial lawn and shape decorative borders with shrubs and plants. The extensive patio allows for a summers BBQ and to entertain friends and family. There is also a modern theme with raised decking to the rear which provides seating and total relaxing should you choose to fall asleep or simply take in a great novel. The garden is fitted with solar lighting and security lighting, there is also an outside tap and reel. The garage can also be accessed by the side door, or by the side gate onto the shared driveway. The garden is enclosed by timber fencing.

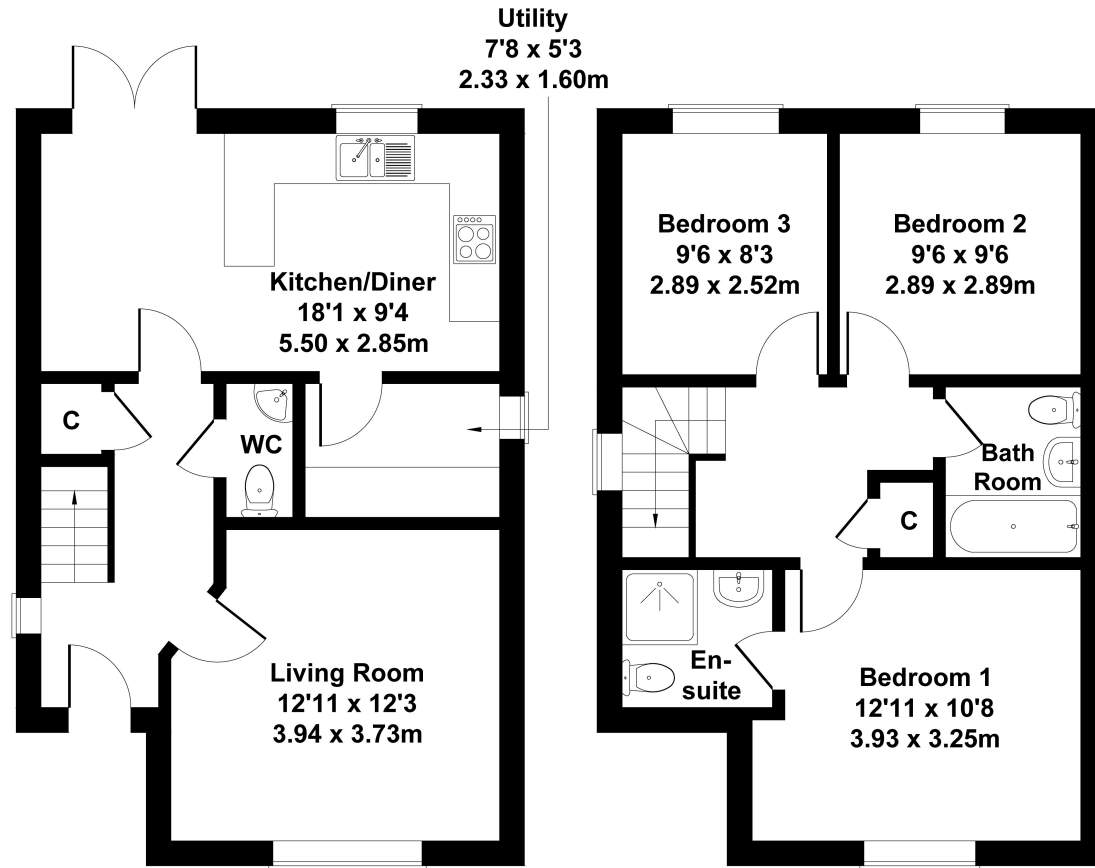
Front Garden

The front of this property is mostly laid with block paving for even more added parking. The extensive driveway to the side allows for numerous vehicles. There is also an opportunity to install a electric charging point subject to conditions if need be,



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Approximate Gross Internal Area
947 sq ft - 88 sq m



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(69-80) C		
(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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