



27 Kelmarsh Avenue, Raunds,
Wellingborough, Northamptonshire.
NN9 6UQ





£250,000

Freehold

Frosty Fields Estate Agents present this smart, three bedroom semi-detached home in lovely decorative condition. Accommodation comprises of: Entrance Hall, Cloakroom, Lounge, Kitchen-Dining Room, Three Bedrooms and Family Bathroom. Externally, Front and Rear Gardens with Driveway for Two Vehicles.





Entrance Hallway

Enter this lovely modern semi-detached house via a composite door to the front of the property. The entrance hall has wood effect laminate flooring, doors to downstairs cloakroom, lounge and kitchen, a double radiator and stairs rising to the first floor.

Cloakroom

The cloakroom has a uPVC double glazed obscure window to the front. it includes a white low-level WC, white pedestal hand basin with flip top tap and tiling to water sensitive areas. There is also an extraction fan and wood effect fashionable laminate flooring.

Lounge

3.360m x 4.735m (11' 0" x 15' 6") This lovely bright and airy lounge opens out onto the rear garden via French doors with side windows and top openers, delight on spring and summer days. The lounge is decorated in neutral tones with light wood-effect laminate flooring. Further features include a large cupboard housing a consumer unit, two radiators, TV point,

Kitchen/Dining Room

2.485m x 4.210m (8' 2" x 13' 10") With a uPVC double glazed window to the front of the property, this lovely fitted kitchen is dressed with cream cabinets, roll top work surfaces in grey with upstands. There is a Zanussi electric oven with a Zanussi gas hob and stainless steel canopy over. A one and a half bowl stainless steel sink with flip top tap looks out over the front garden. Further features include an integrated fridge-freezer, space for a washing machine, modern under cabinet lighting, tiled effect wall paper, radiator and wood effect laminate flooring. The dining area has space for a table, has numerous double sockets and a TV point.

Landing

With stairs rising from the hallway, the landing has an airing cupboard and a separate storage cupboard, loft access with light, two single sockets and doors to all bedrooms and the family bathroom.

Master Bedroom

2.630m x 4.315m (8' 8" x 14' 2") uPVC double glazed window to the rear overlooking the garden, the master bedroom includes a radiator, three double sockets, a TV point and thermostat. Featured sliding mirrored wardrobes.

Bedroom Two

2.630m x 3.255m (8' 8" x 10' 8") uPVC double glazed window to the front, radiator, three double sockets and TV point. Spacious bedroom for a young growing youngster/ teenager.

Bedroom three

2.010m x 2.595m (6' 7" x 8' 6") Beautiful single bedroom with uPVC window to the rear, radiator and three double sockets. and TV point.

Family Bathroom

uPVC double glazed obscure window to the front. The family bathroom has a white suite with low level WC, pedestal hand basin with flip tap, bath with shower over and glass shower screen. There is full tiling around the bath and 3/4 tiling to all other areas. The bathroom has a radiator and tiling to the floor.

Rear Garden

Laid mainly to lawn with raised flower bed and large patio area, this private rear garden is enclosed by timber fencing. There is also a small feature pond to the rear of the garden as well as two garden sheds, a decorative globe light and outside tape. Access is via a wooden gate to the side of the property which leads out onto the driveway.

Front Garden

Enclosed by decorative black ironing railings. the front garden is laid mainly to lawn with a small decorative pond and pathway leading to the front door. A driveway for two vehicles is to the side of the front garden.

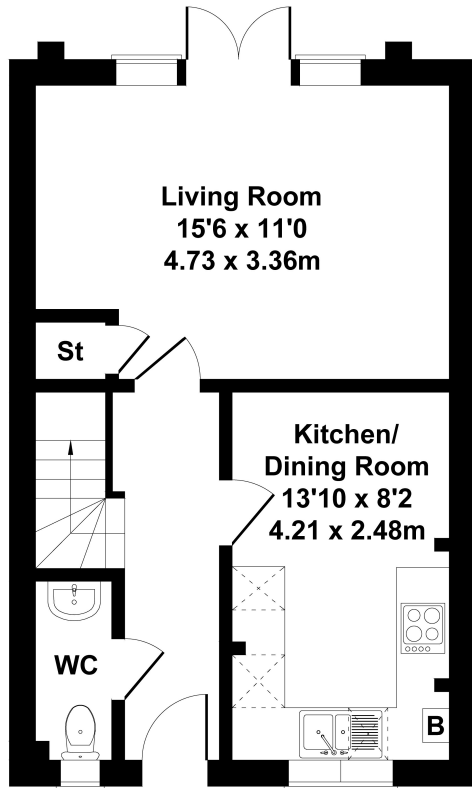
Agents Note

We understand from the present vendors that they along with all the other residents on the development pay a yearly service charge of £350.72 approximately towards the upkeep of the development's communal areas. Prospective buyers are advised to have their legal representatives verify this information.

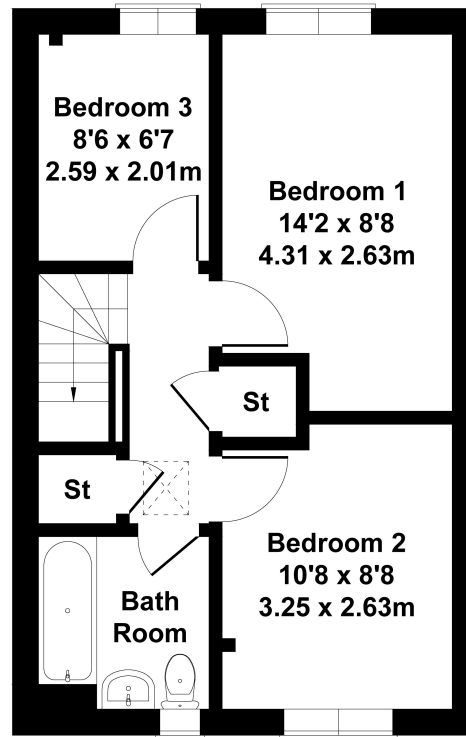


27 Kelmarsh Avenue

Approximate Gross Internal Area
786 sq ft - 73 sq m



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(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	

Raunds, Northamptonshire

01933 825154

nigel@frostyfields.co.uk