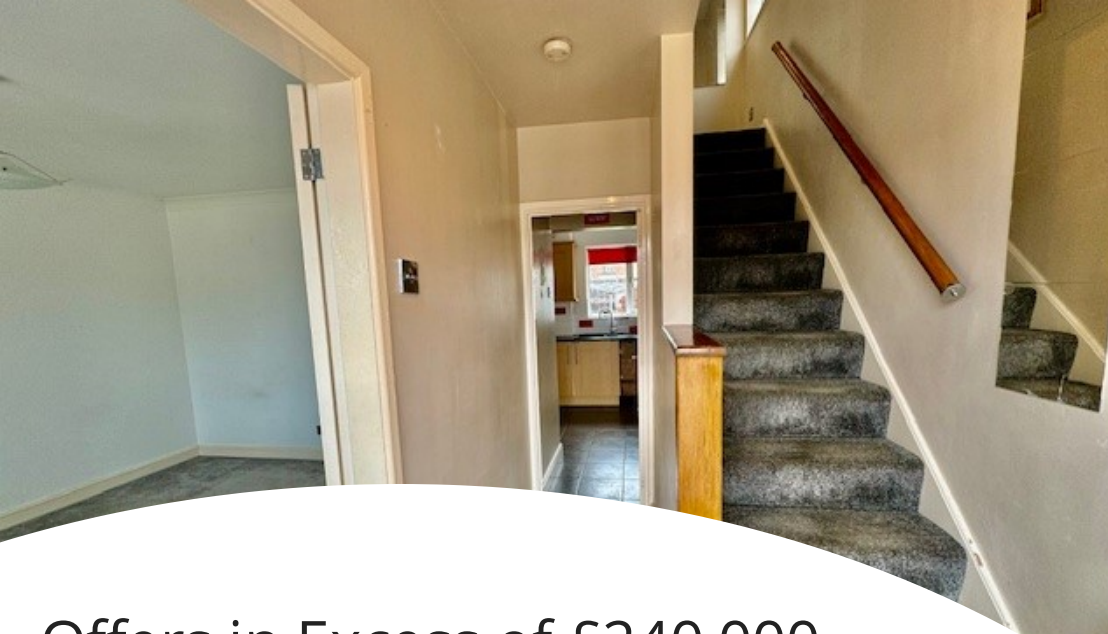




29 Fair Oaks Drive, Raunds,
Wellingborough, Northamptonshire.
NN9 6HJ





Offers in Excess of £240,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce to the market this established three bedroom semi-detached family home situated in a popular location within Raunds and offered with NO UPPER CHAIN. Accommodation comprises of the following: Entrance hallway, lounge, fitted kitchen/ dining area, three bedrooms, family bathroom. There are front and rear gardens, driveway and garage to the rear of the garden.





Entrance Hall

Enter the property through the double glazed door to the front. Step inside the property and expect to find; stairs rising to the first floor, radiator and doors to all ground floor rooms.

Lounge

3.460m x 4.099m (11' 4" x 13' 5") Spacious lounge with double glazed window to the front aspect. The lounge is complemented with wall lights, radiator, numerous electrical sockets, TV point and telephone point.

Kitchen / Dining Room

2.491m x 5.296m (8' 2" x 17' 5") The kitchen-dining room is situated to the rear of this property and benefits access to the large garden. There are double glazed windows to the kitchen and dining room with a double glazed door. The kitchen is fitted with light style cabinets to include, roll top work surfaces and a 1.5 bowl Asterite sink with swan neck mixer tap. There is a Belling electric oven and Baumatic Halogen hob and shaped extraction canopy over. Kitchen has spaces for washing machine, free standing fridge / freezer and dishwasher. The Baxi boiler is also located in the kitchen. The kitchen is lit by inset lighting, and there are ceramic floor tiles. Kitchen includes a cupboard and numerous electrical sockets.

First Floor landing

Access the landing from the entrance hallway via the stairs. There is a double glazed window to the side. There is a loft access and partial boarding. Doors to all rooms.

Bedroom One

2.934m x 4.101m (9' 8" x 13' 5") The main bedroom is situated to the front of this property. Dressed in neutral shades, so you can style to your unique taste. There is a double glazed window to the front. The flooring is laminate so easily kept clean. Radiator completes the picture along with double sockets.

Bedroom Two

2.527m x 2.868m (8' 3" x 9' 5") The generous bedroom two over looks the rear garden and will obviously let in

the summer sunshine. There is a double glazed window to the rear. Door to a handy storage cupboard, laminate flooring and radiator.

Bedroom Three

2.294m x 2.844m (7' 6" x 9' 4") MAX. This bedroom is ideal as a bedroom, or maybe used as an office if working from home. There is a double glazed window to the front and cupboard. The flooring is laminate and there is a radiator.

Family Bathroom

Family bathroom is located to the rear. There is an opaque double glazed window for privacy. The suite is white and includes a bath with shower over, low level WC, pedestal and wash hand basin. Stylish chrome ladder radiator / towel rail, shaving electrical outlet socket. The flooring is ceramic with extraction fan system.

Rear Garden

The property has large rear garden and is ideal for a growing family, or maybe to get creative with and redesign. There is full width patio area leading onto the open lawn. There are double opening wooden gates leading to the front driveway allowing you to drive down to the garage if required. The garden is also fitted with an outside water tap, and there is security lighting. Garden also has a shed. Garden is enclosed by timber fencing.

Garage

The garage is set back to the rear of the garden. There is an up and over door.

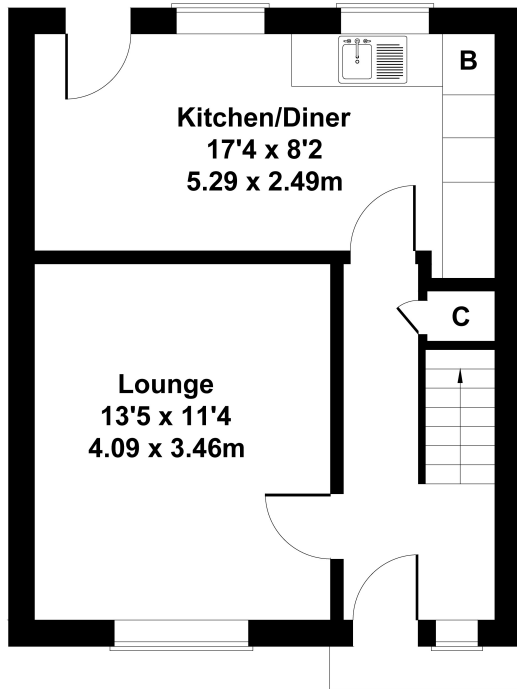
Front Garden

The front of this property is established with shaped lawn. There is plenty of parking to the front and down to the side. You can even open the wooden gates and drive to the garage.

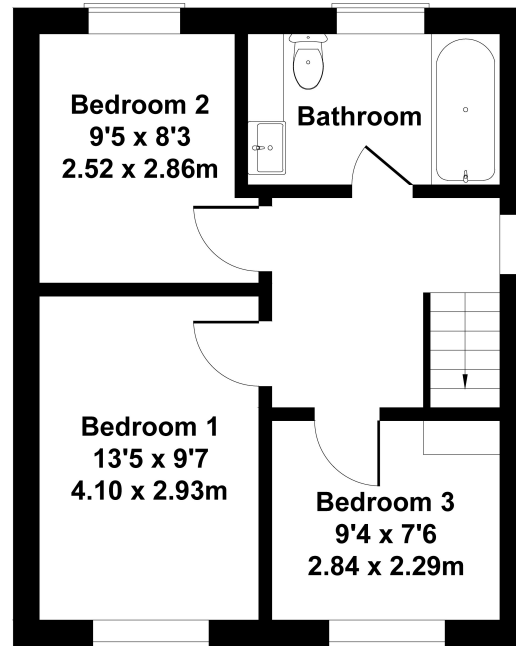


29 Fair Oaks Drive

Approximate Gross Internal Area
764 sq ft - 71 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(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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