



40 Cottesbrooke Way, Raunds,
Wellingborough, Northamptonshire.
NN9 6UP





£265,000

Freehold

Frosty Fields are delighted to introduce this gorgeous home built by Messrs Bellway home to their Birch design. This family home has three bedrooms, fitted kitchen- breakfast area, spacious lounge with French doors opening out onto the beautiful south facing garden. Accommodation comprises of: Entrance hallway with Amtico flooring, cloakroom, kitchen - breakfast area, spacious lounge with French doors and side windows opening out on the south facing garden, three bedrooms and family bathroom. Enclosed rear garden with patio and decking area, front garden open with driveway allowing for two vehicles.





Entrance

Enter this gorgeous home with composite door to the front.

Entrance Hallway

Step inside this home which is light and airy and dressed with neutral decoration with delicate influences throughout. There are stairs rising to the first floor landing, doors to the cloakroom, kitchen breakfast area and living room. The flooring is AMTICO and the picture is complete with a radiator, also a wall mounted shoe storage cupboard. Wifi router connection within the hallway as well.

Cloakroom

Opaque window to the front for privacy. The cloakroom is an essential room for modern day living allowing for friends and guests to use. Fitted with middle height tiling and Amtico flooring. The suite is white with low level WC and Pedestal with wash hand basin. Mirrored cabinet completes the picture.

Kitchen / Breakfast Area

2.485m x 4.210m (8' 2" x 13' 10") This a smart fitted kitchen set in cream with contrasting work surfaces over and Amtico tiled effect flooring. There is stylish wall tiling to all water sensitive areas with a Asterite 1.5 sink drainer with swan neck mixer tap over. When cooking the kitchen is fitted with a Zanussi electric oven with stainless steel gas hob over, there is also a stainless steel splash back plate and canopy over. Here also is the combination boiler hidden behind a cabinet. Kitchen includes a integral fridge freezer and space for a washing machine and dishwasher. There's even a wine rack to store your favourite tipples.

Breakfast Area

The breakfast area allows for you to eat in morning and would accommodate either a breakfast bar, or maybe a circular table. This area includes a double radiator and the flooring is Amtico tiled effect flooring.

Living Room

3.360m x 4.735m (11' 0" x 15' 6") Beautiful spacious lounge with French doors to the rear plus side windows to let the sunlight flood in. The lounge is fashionable with its decor consisting of Amtico flooring which blends in with the featured wall. There are double electrical sockets plus TV and telephone points. The living room is also fitted with two radiators and a very handy cupboard for all those unwanted items to be placed away.

First floor landing

The first floor can be accessed from the main entrance hallway. The landing has two cupboards to store away all those bedroom items and linen and towels. There is a loft access. The landing is also fitted with two single sockets. Doors to all rooms.

Bedroom One

2.630m x 4.315m (8' 8" x 14' 2") Spacious bedroom which overlooks the lovely enclosed rear gardens. There is plenty of room for

modern double wardrobe. The bedroom is decorated in light shades with a featured wall, and the radiator completes the picture.

Bedroom Two

2.630m x 3.255m (8' 8" x 10' 8") This spacious bedroom is home to the Premiership Champions and is suitable for any young sporting fan to enjoy. The window to front allows for open field views. The bedroom can accommodate wardrobes for studying. Radiator completes the picture.

Bedroom Three

2.010m x 2.595m (6' 7" x 8' 6") This bedroom is home to another premiership football team dressed in Blue. The window to the rear overlooks the lovely south facing garden. There is also room inside this bedroom for modern day bunk bed / house bedroom furniture. Room is complete with a radiator and electrical and telephone point.

Family Bathroom

1.907m x 1.988m (6' 3" x 6' 6") Modern style bathroom with white suite and contrasting wall tiling to blend. The bath is fitted with a shower screen and shower over perfect for refreshing under after a long day. The suite also comprises of a low level WC and pedestal with wash hand basin. There is also a fitted mirrored bathroom cabinet and radiator. The window to the front is opaque for privacy. The flooring is Amtico tiled flooring.

Rear Garden

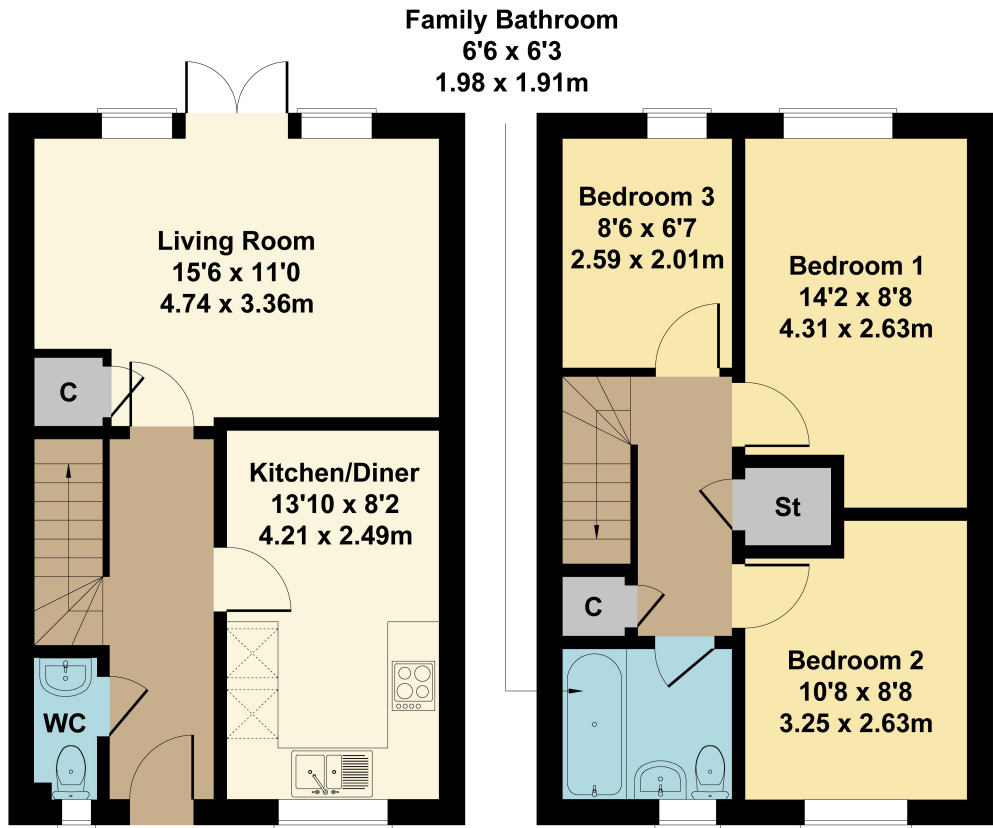
Step outside the French doors form the main living room. The south facing garden is a sun worshipers dream in summer time. The large patio can also accommodate a seating area for friends and family to enjoy once you've cooked up a feast on the BBQ hidden under a nice canopy. To the rear of the garden is a raised decking area which currently is home to a large trampoline for the children to enjoy. There is also a shed for storing all those garden tools. The garden offers areas of lawn and small shrubs to enjoy. Time to water after a long hot day, then why not use the outside tap with the hose and reel to keep the plants healthy. Footpath to the side with gate allowing access to the front, and outside single mains outdoor lighting..

Front & Driveway

The front of this property is dressed with decorative shale and stones with slightly raised plant beds. There driveway allows for two vehicles to be parked. Single outdoor mains lighting.



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Approximate Gross Internal Area = 73 sq m / 786 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(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

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