



7 Lee Way, Raunds, Wellingborough,
Northamptonshire. NN9 6LE





offers over £240,000

Freehold

Frosty Fields Estate Agents Ltd present an established semi-detached bungalow situated on a corner plot with no upper chain. Settled within a quiet residential area and nestled on a corner plot with access via a pedestrian walkway, and just a short stroll to the local town-centre amenities. This lovely bungalow has been refurbished internally to include; Entrance hallway, lounge-dining area, fully refitted kitchen, fully refitted bathroom, two bedrooms. Outside gardens that wrap around the bungalow and are mainly laid to lawn.





Entrance Hallway

Step inside this lovely smart bungalow via a uPVC double -glazed door into the main hallway. The hallway consists of a telephone point, access to the loft housing the combination boiler with ladder and light, radiator, and ceramic grey tiling to the floor; Doors to all rooms.

Lounge/Dining Room

3.32m x 5.00m (10' 11" x 16' 5") This stylish lounge has been transformed with neutral decoration with French doors and side uPVC windows which allow for the outside to filter in on a summer's day opening onto the garden and patio. Trendy laminate flooring adds to the modern influences. There is radiator and television point.

Kitchen

3.37m x 2.60m (11' 1" x 8' 6") This ultra smart kitchen is fitted with a range of white cabinets with blended quartz roll top work surfaces and delicate shaded tiling to match with grey ceramic flooring tiles. Fitted with an electric oven and stainless steel gas hob with shaped canopy over, stainless steel sink with the swan neck mixer taps. Space for the washing machine, dishwasher and fridge freezer. The ceiling is fitted inset lighting to add to the look. There is uPVC window to the rear which allows you to admire the garden. uPVC door to the side giving further access to the garden.

Master Bedroom

3.34m x 3.66m (10' 11" x 12' 0") The master bedroom is positioned to the front of the property. Natural light flooding through the uPVC window to the front with inset lighting to the ceiling. Set out with fitted wardrobes to make life easier for those clothes to be stored away. The radiator and carpets supplement the picture.

Bedroom Two

3.00m x 3.37m (9' 10" x 11' 1") The second bedroom is also a double bedroom. Natural light from the uPVC window to the front with inset lighting. Carpet and radiator to complement the room.

Family Bathroom

This lovely bathroom is smart in its appearance with refitted suite. Set in white with fashionable bath with folding shower screen and shower over. Wash hand basin with close couple WC with cabinets below. There is also a shaver point blended into the tiling. Stylish laminate flooring and inset lighting add to the finishing touches. There is a opaque uPVC to the side for privacy.

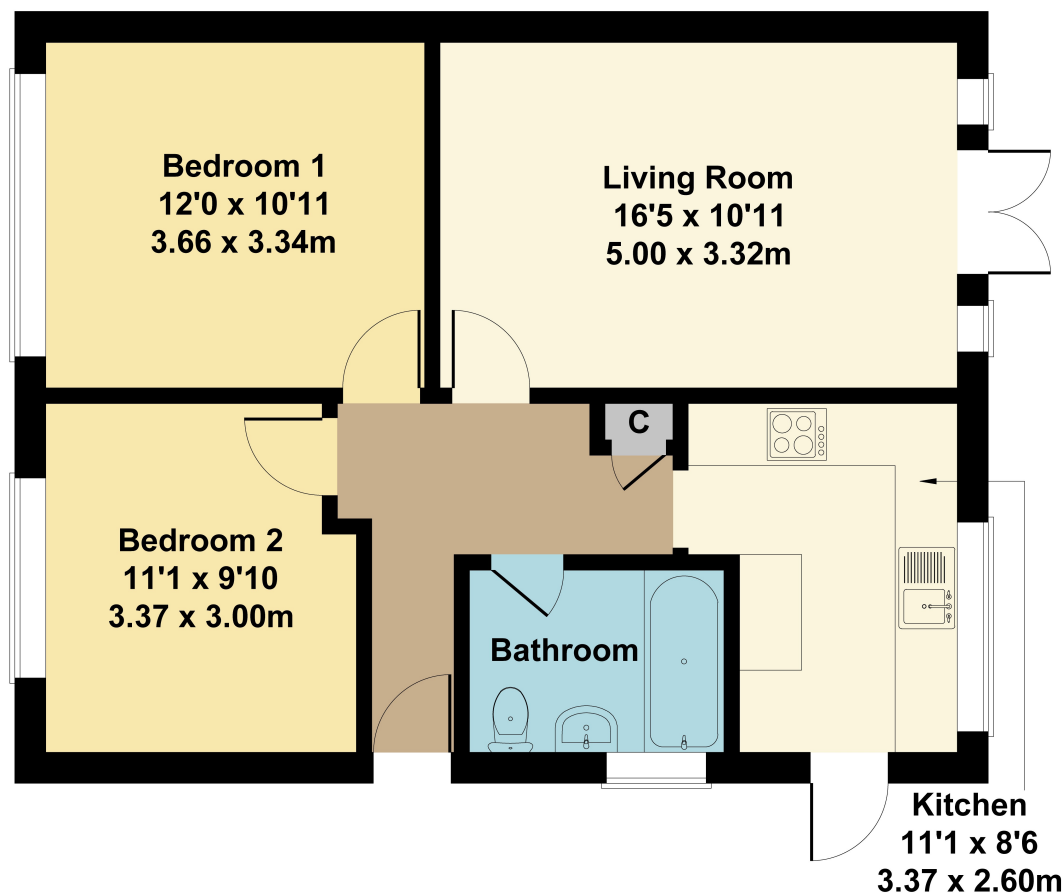
Rear Garden

This generous garden is mainly laid to lawn with featured patio area. With oodles of room to extend should you wish to. Great for entertaining friends and guests after a long sizzling summers day with a BBQ, or simply relax with a good book and listen to the blackbirds evening song! The garden is also enclosed with timber fencing and gate access to front and rear with shrubs and plant borders. There is also an outside tap to water the plants, garden shed with lighting, and security lighting and sensed cat scanning detectors.

Front Garden


The front garden wraps around on the corner position with pedestrian access from the pathway. The picket style fencing with front gate provide privacy. It's just a short walk up the path the side entrance door, with featured cat scanning detector.

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Approximate Gross Internal Area = 60 sq m / 646 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(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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