



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







£290,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce this beautiful three bedroom detached family home with No upper chain complications. This family home comprises of the following: Entrance hallway, lounge , inner hallway, fully fitted kitchen with integral appliances, dining room with French doors opening out onto the enclosed rear garden and downstairs cloakroom. Upstairs there are three bedrooms, master with en-suite, and two further double bedrooms and family bathroom. Outside there are front and rear gardens and driveway for two vehicles. The garage has an up and over door with power and lighting. The property is close to many amenities there is a play area close by with nature and local walks on your doorstep, The Beautiful Stanwick Lakes are also within walking distance or just a few minutes by car. If shopping is your secret pleasure then Rushden Lakes is also very close to Raunds where you can shop until you drop!







**Entrance Hallway**

Enter this delightful family home by the composite door. There is a further door entering into the lounge, radiator and alarm panel and consumer unit.

**Lounge**

3.05m x 4.88m (10' 0" x 16' 0") The lounge is bright with a uPVC window to the front and privacy blind fitted. The room is spacious and neutrally decorated and just waiting for someone to create a different image. There are numerous double sockets and TVpoint and telephone point. The radiator completes the picture. Door to small inner hall.

**Inner Hallway**

The inner hallway where the stairs climb to the first floor landing. There are doors leading to the cloakroom, and fully fitted kitchen / dining room. There is also a radiator completing the picture. Quarter twist staircase rising to the first floor landing with a uPVC window to the side aspect.

**Cloakroom**

0.911 m x 1.560m (3' 0" x 5' 1") The cloakroom is a great benefit that means guests do not have to venture upstairs. The cloakroom is fitted with sensored lighting and comprises of the following: Low level WC, shaped wash hand basin with taps and tiling to water sensitive areas. Inset shelving with led lighting, attractive flooring and an extraction fan.

**Kitchen/ Dining Room**

2.36m x 5.69m (7' 9" x 18' 8") The kitchen is fitted with modern light cabinets and black work surfaces over with upstands. There is an Electrolux electric oven with matching gas hob and shaped stainless canopy over with brushed stainless steel backing plate. There is a double glazed window to the rear overlooking the enclosed rear garden. There is a stainless steel sink with swan neck over and overlooks the rear garden when you decide to wash up. The kitchen is fitted with integral appliances including a dishwasher, fridge freezer and washing machine. The combination LOGIC combination boiler can also be located in the kitchen. The flooring is fashionable and easy to keep clean.

**Dining Area**

The dining area is fitted with French doors opening out onto the featured established rear garden. The dining room area allows for family and friends to gather and enjoy a lovely meal with a glass of wine. Why not open up the French doors and let the summer breeze flood in and enjoy the evening song of the wildlife. The dining room is fitted with fashionable flooring and radiator.

**First Floor Landing**

The landing can be access form the inner hallway via the quarter twist staircase. There is also a double glazed window to the side aspect before reaching the landing itself. The landing has a storage cupboard and loft access and a double electrical outlet socket.

**Master Bedroom**

2.87m x 4.27m (9' 5" x 14' 0") The main bedroom is light and airy and ready for someone to create their own theme. There are two double glazed windows to the front aspect. The bedroom is spacious and can easily accommodate fitted furniture, or maybe free standing wardrobes. The bedroom is fitted with numerous double electrical sockets and TV point and telephone point and a radiator. There is door leading to the En-suite shower room.

**En-Suite**

1.420m x 2.073m (4' 8" x 6' 10") The en-suite comprises of double sized shower cubicle with shower over and sliding screen door. The suite is white and there is a low level WC and wash hand basin with taps. Tiling to the water sensitive areas and extraction system radiator. Opaque double glazed window to the front aspect for privacy.

**Bedroom Two**

2.74m x 3.51m (9' 0" x 11' 6") Dressed in a natural colour this spacious bedroom is currently situated to the rear of this lovely family home. There is ample room for modern day furniture to be fitted. The bedroom is complete with double sockets and radiator.

**Bedroom Three**

2.41m x 3.02m (7' 11" x 9' 11") Currently this bedroom could be uses as bedroom or working office if required. Spacious it would also accommodate a double bedroom and modern furniture. There is a double glazed window to the rear aspect and radiator and the bedroom also looks over the rear garden.

**Family Bathroom**

1.726m x 2.638m (5' 8" x 8' 8") The family bathroom is fitted with a white suite and comprises of; Side grip bath with taps over and shower with shower screen,, The bathroom is also fitted wash basin set with vanity cabinet with mirror. There is also a low level WC and radiator plus extraction fan. There is a double glazed window to the side aspect being opaque. The bathroom is also tiled to water sensitive areas. The flooring is fashionable and easy to clean.

**Rear Garden**

The rear garden can be accessed from the French doors by the way of the dining room area. As you step out there is a small patio and side footpath leading to the gate. The garden is enclosed by timber fencing with lawn areas with trees and shrubs. The garden is also equipped with an outside tap and waterproof double socket.

**Garage**

2.44m x 5.08m (8' 0" x 16' 8") The garage is fitted with an up and over door with power and light connected. The garage is great for either parking a small car inside or ideally as an extra storage space for those additional fridge and freezer.

**Front Garden**

The front of the property is set out with a small piece of lawn with shrubs. The driveway provides parking for two vehicles with a garage. There is a footpath to the front that leads to the side gate giving access to the rear garden. There is a carriage lantern for decoration.

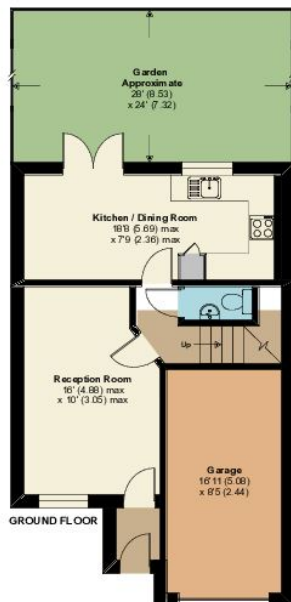
**Agents Notes**

We are duly informed by the present owners that the Estate is covered by a service charge. The service charge is for the upkeep and maintenance of the communal areas and includes the play activity apparatus..

The charge is approximately £350.00 for the year. We can confirm that for 2025 this has been paid and will not ne due until 2026.

**Centenary Way, Raunds, Wellingborough, NN9**

Approximate Area = 869 sq ft / 80.7 sq m  
Garage = 147 sq ft / 13.6 sq m  
Total = 1016 sq ft / 94.3 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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