



26 Pentelow Way, Raunds,
Wellingborough, Northamptonshire.
NN9 6XD





£270,000

Freehold

Frosty Fields Estate Agents are pleased to introduce this smart three bedroom mid-terraced home on Northdale Common. Set with open expanse areas and open views around the property. Truly a very lovely property for any first time buyer, or buy to let investor. Accommodation comprises of: Entrance hallway, cloakroom, fully fitted kitchen/diner with integral appliances, lounge with French doors, three bedrooms, master with dressing area and en-suite, family bathroom. There is parking to the front for two cars and a beautiful south facing rear garden with Summer house if required. Step inside and take a peek!





Entrance Hall

Enter the hallway via a composite door to the front of the property. The hallway comprises of laminate flooring, a radiator, doors to cloakroom, lounge and kitchen/dining room and stairs rising to the first floor landing.

Cloakroom

Comprising of a contemporary white low-level WC and rectangular white vanity sink with single mixer tap, the cloakroom also has laminate flooring, a chrome towel rail, spotlights to the ceiling, an extractor fan and a window to front aspect.

Lounge

3.66m x 5.36m (12' 0" x 17' 7") Dressed in a palette of neutral tones and bathed in natural sunlight, this delightful lounge benefits from French doors with side windows opening out onto the beautiful rear garden allowing for dining al-fresco whilst listening to the evening song of the blackbird. The lounge further comprises of an under stairs storage cupboard, a radiator, TV and telephone point.

Kitchen/Dining Room

3.12m x 4.62m (10' 3" x 15' 2") This alluring fitted kitchen/diner is dressed in a range of champagne eye and base units with roll top white sparkling work surfaces over. The kitchen further comprises of: a stainless steel one and a half bowl sink with swan neck mixer tap; built in oven with electric hob; stainless steel splash plate and shaped canopy over with extractor fan; integral fridge/freezer, dishwasher and plumbing for a washing machine. In addition, there is laminate flooring, spotlights to ceiling and a radiator. Completing the picture is a uPVC window to the front aspect.

First Floor Landing

Stairs rising from the ground floor, cupboard housing wall mounted gas boiler, radiator, loft access and doors leading to all bedrooms and family bathroom.

Master Bedroom

3.18m x 5m (10' 5" x 16' 5") This modern bedroom is light and spacious and is boosted by the added addition of the dressing room area. Set towards the rear of the property and overlooking the pretty garden with open views in the distance. There is a radiator, TV point and door to En-suite. The double uPVC window to the rear allows for natural sunlight to enhance room.

En-Suite

This contemporary En-suite comprises of : a white low-level WC, a modern, rectangular vanity sink with draws under and a single mixer tap; an impressive double shower to wash away the stresses of the day. Further features include elegant marble effect tiles to all splash back areas, a chrome towel rail, laminate flooring and spotlights to ceiling.

Bedroom Two

3.15m x 3.18m (10' 4" x 10' 5") A good sized second bedroom with a uPVC window to the front aspect, a radiator and TV point.

Bedroom three

2.06m x 2.62m (6' 9" x 8' 7") This room would be an ideal home office if not required as a bedroom. The window is to the rear aspect overlooking the garden and open views. there is a radiator. and several sockets.

Family Bathroom

A white suite comprising of low-level WC, vanity sink with draws under and a single mixer tap, panelled bath with shower over and marble effect tiles to all splash back areas. Further features include laminate flooring, a chrome ladder radiator, spotlights to the ceiling and a uPVC opaque window to the front aspect.

Rear Garden

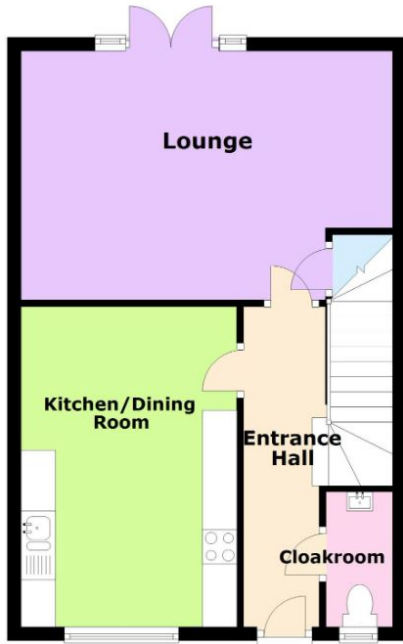
This delightful garden is laid with a large patio allowing for outside entertaining. Why not invite family or friends for a BBQ on those balmy summer evenings? Laid mainly to lawn, a pathway leads to a wooden gate at the end of the garden. This immaculate garden is fully enclosed by timber fencing for privacy and has a view of open fields to one side. The summer house purchase is negotiable with the current owners.

Front Garden

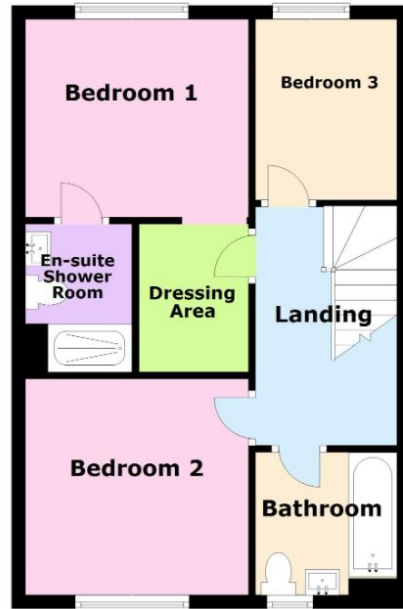
The front garden is laid with bark for minimal maintenance and houses a range of shrubs. Block paved area provides off road parking for two cars.



Ground Floor
Approx. 45.2 sq. metres (486.1 sq. feet)



First Floor
Approx. 45.2 sq. metres (486.1 sq. feet)



Total area: approx. 90.3 sq. metres (972.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	85	
(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