



23 Weighbridge Way, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6TT







£295,000

Freehold

With NO UPPER CHAIN, this lovely three bedroom detached family home is waiting for YOU. With a separate dining room, good size kitchen, three bedrooms with En-suite to master, an attractive family bathroom, and a cute, well-presented rear garden, this detached home has everything you need. Nestled within a popular area of Raunds, you are close to all schools, shops and even a pocket park. With Stanwick lakes on your doorstep and Rushden lakes a short drive away, no upper chain and location are a big plus. Don't just take our word. See for yourself!







**Entrance Hall**

Enter via a composite door to the front of the property. The hallway features wood-effect laminate flooring, a radiator, doors to cloakroom, lounge, separate dining room and kitchen. Stairs rising to first floor landing.

**Cloakroom**

1.048m x 1.321m (3' 5" x 4' 4") Features include a low-level W.C, a pedestal hand basin, tiling to splash back area, ceramic floor tiles, spotlight to ceiling, a radiator and extractor fan.

**Lounge**

3.088m x 5.089m (10' 2" x 16' 8") Natural light from two windows and French doors flood this lovely lounge, while a marble effect fire surround with a coal effect electric fire await those cosy, autumn evenings. Features include uPVC double glazed windows to the front and side of the property, uPVC double glazed French to the side, opening out into the garden, two radiators, one single one double, wood-effect laminate flooring and a T.V point complete the picture.

**Dining Room**

2.388m x 2.767m (7' 10" x 9' 1") A uPVC double glazed window to the front , wood-effect laminate flooring, a double radiator, T.V point and consumer unit are all features of this dining room.

**Kitchen**

2.542m x 4.305m (8' 4" x 14' 1") uPVC window to the side and uPVC door to the rear. This modern fitted kitchen benefits from a Bosch electric oven, a Neff induction hob with a Cooke & Lewis shaped canopy over. Sitting under the window, is an asterite one and a half bowl sink with a mixer tap with spray nozzle and marble effect roll top work surfaces complete the effect. Further features include: underneath lighting to the wall cupboards, space for a washing machine and fridge freezer, modern effect laminate flooring, radiator and burglar alarm panel. Finally, a large floor to ceiling walk-in cupboard with power and telephone socket is a great additional space and an Ideal boiler sits hidden in a cupboard within the kitchen.

**Landing**

With stairs rising from the hallway, the landing boast a uPVC double glazed window to the side elevation, an airing cupboard, radiator, loft access and doors leading to all upstairs rooms.

**Master Bedroom**

3.175m x 3.408m (10' 5" x 11' 2") A bright and airy bedroom with a uPVC double glazed window to the front elevation with a radiator under, the master bedroom benefits from two double fitted wardrobes, wood-effect vinyl flooring, a T.V. point and door to en-suite

**En-Suite**

10.27m x 3.155m (33' 8" x 10' 4") Tiled to dado height on splash

back areas, the en-suite consists of a white low-level W.C, a pedestal hand basin with separate hot and cold taps, a shower cubicle with shower, vinyl flooring, shaver socket, extraction fan and an obscure uPVC double glazed window to the side elevation completes the picture.

**Bedroom Two**

2.209m x 2.880m (7' 3" x 9' 5") Features include uPVC double glazed window to the front elevation, a double fitted wardrobe, wood-effect laminate flooring and a radiator.

**Family Bathroom**

1.887m x 2.163m (6' 2" x 7' 1") Opaque uPVC double glazed window to the front. Benefitting from a white low-level W.C, a pedestal hand basin, bath with mixer taps and telephone style shower, this lovely family bathroom further comprises of tiling to all water sensitive areas, vinyl flooring, a radiator, a shaver socket and an extraction fan.

**Bedroom Three**

2.151m x 3.397m (7' 1" x 11' 2") uPVC window to the side elevation, wood-effect laminate flooring and a radiator.

**Rear Garden**

A cute, compact garden which includes everything for modern living. A patio for that all important BBQ to entertain family and friends; decking area for lazing on your sun lounger; or a lawned area with borders full of colour to entice your green fingers. The choice is yours! Enclosed by timber fencing, the lawn is separated from the patio by a large railway sleeper, a footpath runs around the back of the house, and the garden can be accessed either by French doors from the lounge, via the back door from the kitchen or from a gate from the side of the house. Additional features, always a plus, are three outside electric sockets and an outside tap.

**Front and Side Gardens**

The front garden is enclosed by a low timber, slatted fence, has a decorative lantern by the front door, is laid with Astro turf and is beautifully surrounded by block paving paths leading to the front door, back gate and side garden. The side garden is also laid with Astro turf, has a small hedge to the front/side and has decorative slate adorning the path.

**Garage**

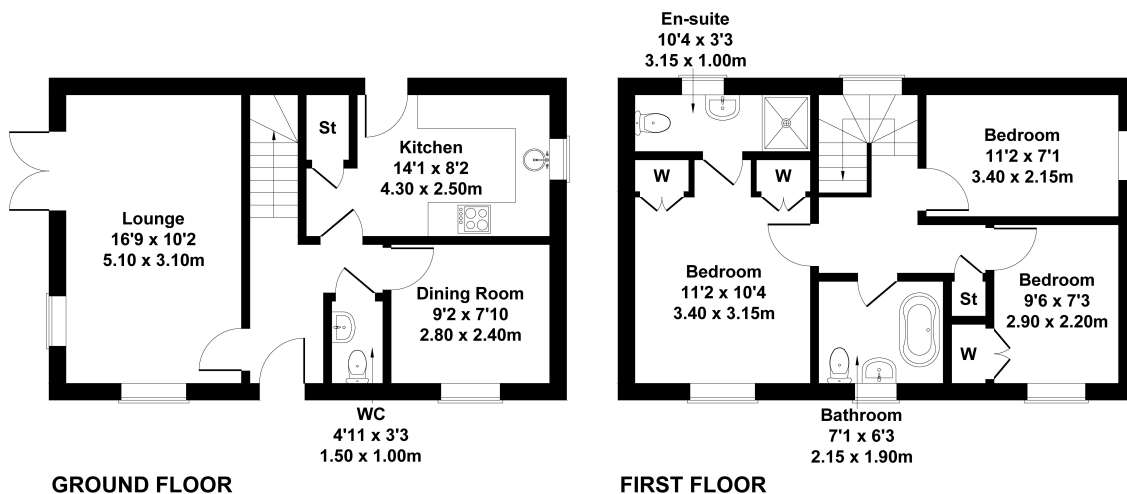
With an up and over door, power and lighting, the garage sits to the side of the house.





## 23 Weighbridge Way

Approximate Gross Internal Area  
936 sq ft - 87 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(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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