



40 Spinney Street, Raunds,
Wellingborough, Northamptonshire.
NN9 6ES





offers in excess £239,950

Freehold

Frosty Fields Estate Agents are pleased to introduce this beautiful two bedroom end of terraced home with a gigantic plot and driveway. There's plenty of room for further improvements subject to local planning consent. This lovely home is perfect for any First time buyer looking to take a step onto the property ladder. Accommodation comprises of entrance porch, entrance hallway, open plan lounge/ dining room, fully fitted kitchen, two good size bedrooms and refitted shower room. The garden is very spacious and offers scope for further development. This property has great access to the local high street and all its amenities.



Entrance Porch

Step into the entrance porch by the way of the grey composite door with window to the side aspect.

Entrance Hallway

Open up the main door and step inside this lovely family home. The stairs rise straight in front to the first floor landing and there is a doorway to the open plan lounge / dining room.

Lounge

3.51m x 4.31m (11' 6" x 14' 2") The lounge is light and inviting with its central brick featured fire place with inset cast iron log burner with tiled hearth and wooden mantle. Neutrally decorated it would be easy to transform this with any given decorative taste. There is a uPVC window to the front aspect and radiator. The lounge is also fitted with a TV point and telephone point and a small door leads to a handy storage cupboard where you will find the outlet for a laundry appliance.

Kitchen/ Dining Room

2.24m x 4.45m (7' 4" x 14' 7") The kitchen is set out in a lovely soft sage and is fully fitted. With an array of cabinets and glass display units there is plenty of storage on offer. The window to the rear aspect allows you to admire the extensive garden with the 1.5 stainless steel sink and spray nozzle mixer tap under. The work surfaces blend in with delicate taste of the tiling to all water sensitive areas. There are spaces for the washing machine and dishwasher. The Kitchen is fitted with a Belling electric cooker and hob with extractor hood over. The boiler is also located in the kitchen. The flooring is modern grey laminate. uPVC door opens out onto the large patio and enclosed seating area. There is ample space within the dining area for an American style fridge/ freezer and tumble drier.

First Floor Landing

The first floor landing is approached from the main entrance hallway. There is a window to the side aspect and loft access with light only. Doors to all featured bedrooms and shower room.

Bedroom One

3.15m x 3.53m (10' 4" x 11' 7") The main bedroom is light and airy with generous space. There are built in mirrored wardrobes affording hanging and storage space. The main window is set to the front and has a lovely focal outlook. The bedroom is complete with a radiator and further

cupboards.

Bedroom Two

2.64m x 3.40m (8' 8" x 11' 2") Bedroom two is spacious and overlooks the the extensive rear themed garden. It is light and airy as well and could easily be equipped with modern day furniture. The room is complete with a double radiator.

Refitted Shower Room

1.72m x 1.75m (5' 8" x 5' 9") This beautiful shower can be accessed by the sliding stylish door. Tiled throughout with contrasting tiling to the walls and floor. There is a lovely fitted shower cubicle with shower to take all those aches and pains away after a stressful day. The shower is complemented by a low level WC and Wash hand basin with vanity soft close doors under. The opaque window to the rear allows for privacy. The picture is complete with a graphite style ladder radiator.

Rear Garden

The rear garden is spacious and could easily be developed further with those creative juices. Immediately from the main kitchen door you step out onto a large patio with a semi enclosed seating entertainment area. Step down the gravelled area or take or simply walk across the lengthy lawn. Towards the rear the current owners have decking area with seating with a large shed/ summer house if converted. There are gravelled borders. This is certainly a garden for having friends and family members over to enjoy those summer BBQS. The garden also is timber fenced enclosed with a purpose gate through to the front and double gates opening out onto the front driveway. There is an outside tpa and water proof socket.

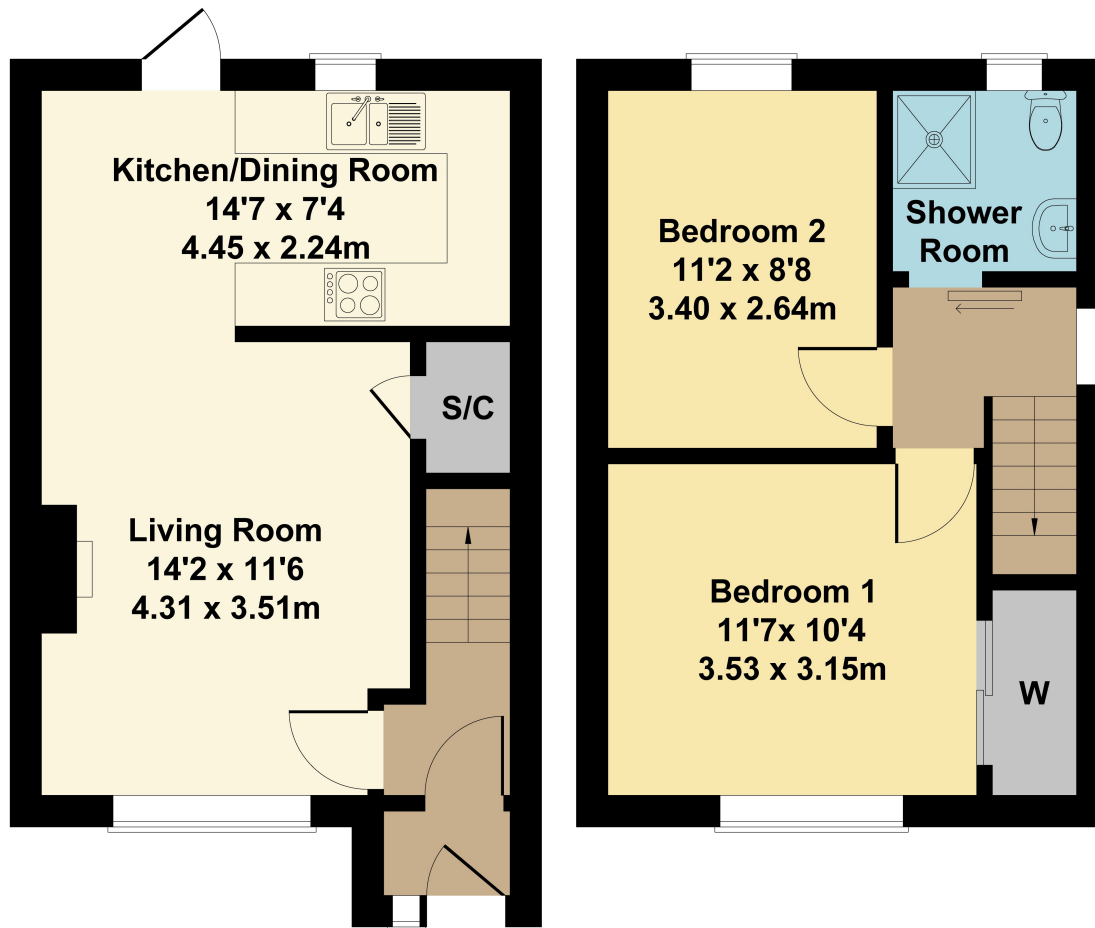
Front Garden

The front garden is approached by the main footpath leading to the front door. There are shrubs and plant borders. There is a side gate leading to the rear garden and lawns. The front is private with a decorative picket fence. The driveway to the side allows for ample parking and follows through via the double gates to the front.

Agents Notes

We understand that this property does have a shared access across, however we are duly informed by the present owners that the neighbours never use it.

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Ground Floor

First Floor

Approximate Gross Internal Area = 61 sq m / 657 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	67	
(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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