



13 Wellington Road, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6DL







£250,000

Freehold

Frosty Fields Estate Agents are pleased to introduce to the market this established, characteristic three storey town house spread over three floors. Accommodation comprises of: Entrance to lounge, dining room, fully fitted kitchen, inner hallway leading to ground floor bathroom, stairs to first floor, master bedroom and refurbished bathroom, stairs rising to second floor, bedroom two and bedroom three. Gardens to front and rear with shared access to outside storage barns and private road to garage and parking.







#### Lounge

3.86m x 4.39m (12' 8" x 14' 5") Enter the property via a uPVC double glazed door to the front and step directly into the lounge. Consisting of a uPVC bay window to the front, this lovely light and airy lounge benefits from a pallet of neutral tones to the walls and floor. Additional features include two radiators and a T.V point.

#### Dining Room

2.62m x 3.35m (8' 7" x 11' 0") Open-plan family dining room allowing family and guests to gather and mingle whilst an exotic meal is being prepared in the modern fully fitted kitchen. An inner hall extends to a ground floor bathroom and stairs rise to the first floor landing.

#### Kitchen

2.46m x 3.00m (8' 1" x 9' 10") This lovely fully fitted kitchen is dressed in ivory and has a range of wall and base units complimented by roll top work surfaces. Imagine yourself preparing a meal using the Belling double oven and gas hob with a shaped canopy over. Overlooking the garden is a one and a half bowl stainless steel sink with flip mixer tap. This delightful kitchen is predominately tiled which allows for easy cleaning, whilst ceramic floor tiles adorn the floor. An opaque double glazed door is to the side of the kitchen, a uPVC door leads out onto the paved area of the garden and a radiator completes the picture.

#### Inner Lobby

Enter from the open plan dining area, Stairs rising to first floor landing and there is an under stairs storage area. Door to bathroom and radiator.

#### Ground Floor Bathroom

1.917m x 2.071m (6' 3" x 6' 10") How nice to have a ground floor bathroom as well and a family bathroom? Family and guest can use this facility without having to climb the stairs to the private quarters of this family home. Fitted with a white suite, the bathroom consists of a bath with mixer taps and hand held shower attachment over: low level WC: pedestal with wash basin. The bathroom is fully tiled with an opaque window to the rear for privacy. An Ideal shaving socket, ceramic floor tiles, extraction fan and radiator.

#### First Floor Landing

uPVC double glazed window to the rear overlooking the landing. Stairs rising to second floor. landing, radiator and doors to master bedroom and capacious family bathroom.

#### Master Bedroom

3.38m x 4.44m (11' 1" x 14' 7") With dual aspect windows, this contemporary master bedroom has oodles of charm mixed with stylish touches. Dressed with grey laminate flooring other features include a radiator, numerous double electrical outlet sockets for all those modern-day gadgets we like to use.

#### Family Bathroom

2.643m x 3.345m (8' 8" x 11' 0") This sizeable family bathroom is ideal for a growing family. Whether you want to relax in the free standing claw bath or whether you want to shower in the double shower, the choice is yours. The bath is fitted with a telephone style hand-held shower attachment over or if you're more inclined, bathe under the rain shower. The bathroom also includes a low-level WC and a pedestal wash hand basin with individual taps. Tiling to middle height, extraction fan, vinyl flooring and ladder radiator. Housed within the cupboard is a combination boiler and uPVC double glazed window to the rear.

#### Second Floor Landing

From the first floor landing ascend the stairs to the second floor. There is a uPVC window to the rear and loft access. Doors to bedrooms two and three.

#### Bedroom Two

3.43m x 4.45m (11' 3" x 14' 7") This spacious bedroom is fitted with a velux window and uPVC window to the front. Currently used as an office, it could be also used as a bedroom for friends and family to stay over. This bedroom is also restricted in its head height. There are numerous sockets and radiator.

#### Bedroom Three

2.68m x 3.38m (8' 10" x 11' 1") This light and airy spacious bedroom is situated to the rear of this lovely deceptive home. The velux window allows you to see over the garden and views in the distance. This bedroom has restricted head height and is completed with radiator and numerous double electrical outlet sockets.

#### Rear Garden / Shared Access

The rear garden opens from the kitchen door onto a paved area. From here, step up to the main patio area and your lawn. Enclosed by timber fencing and garden shrubs with a small paved area to the rear allowing for hard standing for a garden shed and BBQ area. This garden has shared access both to the left and right. There are also two brick built storage barns. There is an outside tap and security lighting. This lovely home also has a private access road allowing you to park your car in front of your garage.

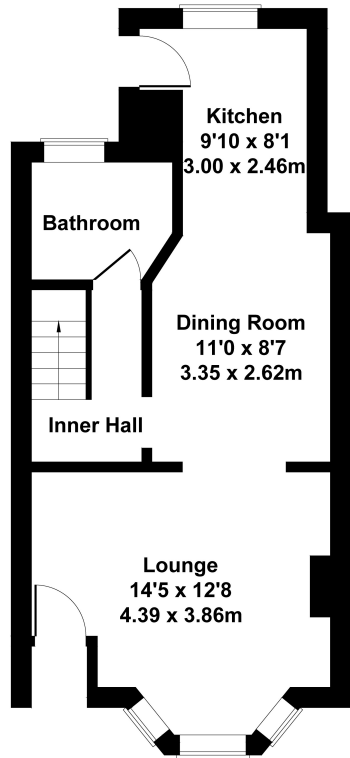
#### Front Garden

Enclosed by a low brick wall with hedgerow, and low maintenance frontage and pathway to front door.

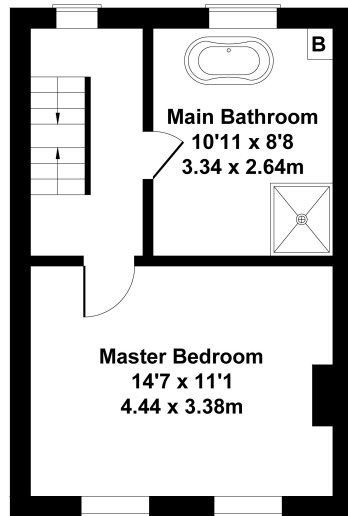


# 13 Wellington Road, Raunds, NN9 6DL

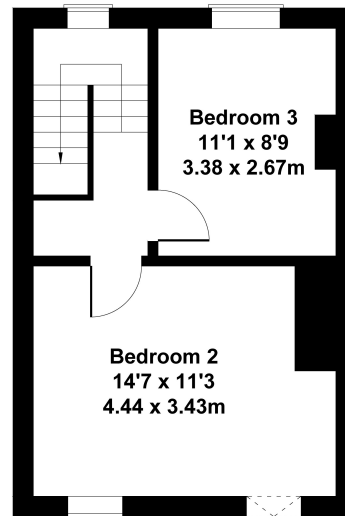
Approximate Gross Internal Area  
1087 sq ft - 101 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Raunds, Northamptonshire

01933 825154

nigel@frostyfields.co.uk