



32 Mcinnes Way, Raunds, Wellingborough,
Northamptonshire. NN9 6SR





Offers Over £230,000

Freehold

Frosty Fields Estate Agents are pleased to introduce this tucked away two bedroom semi-detached bungalow with "No Upper Chain" and located in a sought after area of Raunds. The property is just a short distance away to the local pocket park ideal for those dog walks. The accommodation comprises of: Entrance hall, fitted kitchen, lounge, two bedrooms, family bathroom, conservatory, front and rear gardens, driveway and carport.





Entrance

Enter the property by the side double glazed opaque door with side window also opaque.

Entrance Hallway

The hallway is light and bright with connecting doors to all rooms. Laminate flooring, radiator, small built in cupboard for all of those shoes, second cupboard housing the IDEAL combination boiler which is only two years of age. Inset ceiling lights and loft access. The loft is fitted with a fold down ladder. There is power and lighting with a Velux window to the rear. Although the loft could be used as a hobby room it doesn't comply to building regulations. There is also a separate door to the eaves space.

Lounge

3.328m x 5.028m (10' 11" x 16' 6") Lovely spacious lounge with double glazed window to the front aspect, laminate flooring, radiator, TV point and Telephone point. The lounge is also features a nice decorative mantle with fire surround. To the opposite end of the lounge there is an array of fitted cabinets which offers great storage space for all of those nik naks.

Kitchen

2.665m x 2.993m (8' 9" x 9' 10") The hub of any home this lovely and light kitchen is situated to the front of the property. The kitchen offers plenty of cabinets complete with underneath lighting accompanied by roll top work surfaces over with an Asterite 1.5 sink with a spray nozzle mixer tap. Tiling to the water sensitive areas. The kitchen is fitted with an electric Indesit oven and hob with a Cooke & Lewis extraction cooker hood. Space for Fridge/ freezer, washing machine & dishwasher. The consumer unit can also be found above the kitchen cabinets along with the extraction fan. Laminate flooring and coving to the ceiling line.

Bedroom One

2.501m x 3.462m (8' 2" x 11' 4") The main bedroom is located just off the extended internal hallway. The bedroom is complete with fitted furniture and looks out onto the conservatory. There is a double glazed window to the rear aspect, radiator.

Bedroom Two

2.447m x 2.683m (8' 0" x 8' 10") The second bedroom also looks out onto the rear garden. There is also fitted furniture. The double glazed window to the rear aspect. Laminate flooring and radiator complete the bedroom.

Family Bathroom

1.682m x 1.977m (5' 6" x 6' 6") The bathroom is quite spacious and is set out with a double size shower cubicle and Mira shower. There is also a low level Wc, wash hand basin with vanity unit, chrome ladder radiator, extraction fan, inset spotlights to the ceiling. The bathroom is fully tiled from floor to ceiling. There is a double glazed opaque window the side.

Conservatory

2.445m x 3.733m (8' 0" x 12' 3") The conservatory can be accessed from the internal hallway via a glazed door. There is plenty of space for you to relax in and admire the lovely quaint garden. The present owner has made sure it stays warm with the added insulation and resin roof to keep it dry. The conservatory features double glazed windows to the rear and side aspects with the door to the side with a dog flap. There is also a fitted radiator.

Rear Garden

The rear garden is accessed by the side door from the conservatory, or it can be accessed from the gate which opens onto the driveway/ carport. Step out onto a featured decking area incorporating a small shed with power connected. The garden then opens up onto an established lawn area with inset stepping stones. This lovely little garden also features a pond, metal garden shed, greenhouse, and a large shed as well. The garden also offers an outside double waterproof socket. Enclosed by timber fencing.

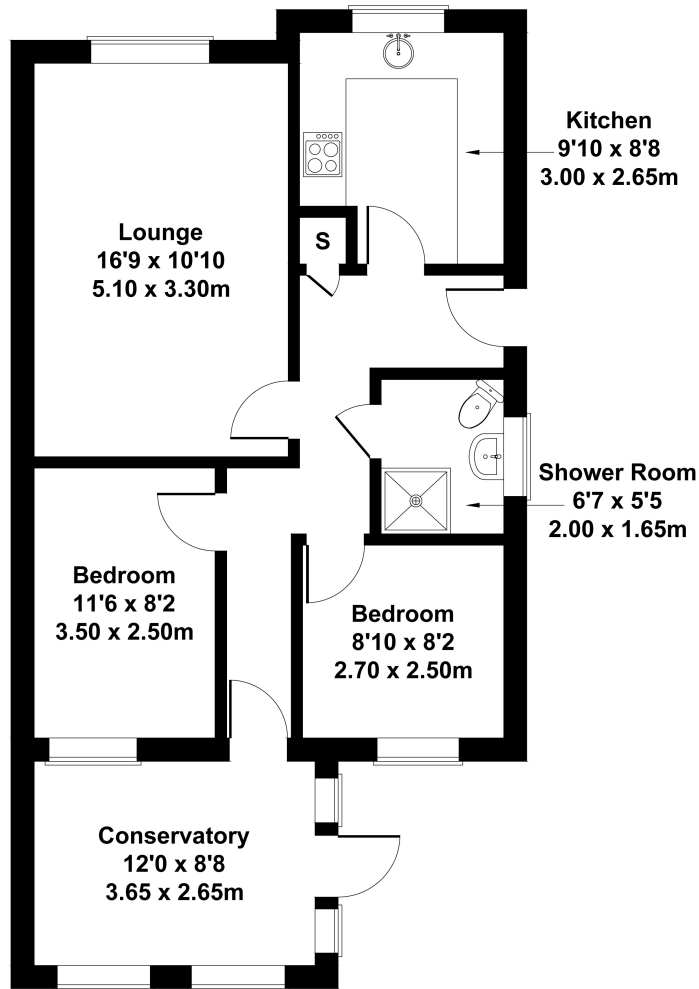
Front Garden

The front garden is set on the curve of the cul-de-sac location and potentially could offer someone to make the drop curb wider to allow for a motor home should they wish to. The driveway leads to a cover porch area. The garden itself is set in a low maintenance style with decorative gravel and shrubs, plus a small picket fence. There is also the added bonus of the outside tap which allows you to water the plants, or even wash your car.



32 McInnes Way

Approximate Gross Internal Area
700 sq ft - 65 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		89
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Raunds, Northamptonshire

01933 825154

nigel@frostyfields.co.uk