



53 Swallow Drive, Raunds,
Wellingborough, Northamptonshire.
NN9 6FJ





£250,000

Freehold

Superb end of terraced home built by Taylor Wimpey to their Gosford design. Accommodation comprises of: Entrance hallway, lounge, cloakroom, fully fitted kitchen/ dining room, three bedroom, master with en-suite, and family bathroom. Externally spacious rear garden and parking to the front for numerous vehicles.





Entrance Hallway

Enter this lovely family home by the composite door and step across the threshold.

Entrance Hall

Inside this lovely home the entrance hall is spacious for you to make your entry. There is a storage cupboard which is ideal for storing those shoes and coats. The cupboard is home to the main consumer unit. Stairs rising to the first floor landing. There is a radiator and fashionable vinyl flooring. Stylish glazed door to the main lounge.

Lounge

3.69m x 4.26m (12' 1" x 14' 0") This spacious lounge is perfect for a growing family. There is a double glazed window to the front allowing for natural light to ooze through. The lounge is complete with radiator and numerous double electrical outlets sockets for all of those modern gadgets, TV point and Telephone points. Fashionable vinyl style laminate flooring and glazed door to the kitchen-dining room.

Cloakroom

1.034m x 1.838m (3' 5" x 6' 0") This super downstairs cloakroom is certainly a must as it allows for friends and family members to use whilst not having to climb the stairs to the first floor family bathroom. Fitted with middle - height tiling to water sensitive areas. The cloakroom is complemented by a WC, wash hand basin with pedestal and flip mixer tap. Radiator and extraction fan system. There is fashionable flooring and inset lighting to the ceiling.

Kitchen / Dining room

2.87m x 4.72m (9' 5" x 15' 6") Stylish fitted kitchen in Dove Grey blended with white crystal work surfaces over. This lovely kitchen also has integral appliances to include; Electrolux double oven with induction hob and shaped extraction hood, fridge freezer, dishwasher and washing machine. There are fashionable upstands and a 1.5 stainless steel sink with flip tap. The kitchen is also complemented by underneath lighting to the cabinets and plinth lighting.

Dining room with French doors opening out onto the spacious rear garden and double window to the rear. There is a storage cupboard, inset spotlights to the ceiling and radiator.

First Floor Landing

The first floor is access from the main entrance hallway. The stairs are fitted with lights to guide you in the dark. There is a loft access and a double electrical socket. Doors to all rooms.

Master Bedroom

2.83m x 2.96m (9' 3" x 9' 9") The lovely master bedroom is situated to the front of the property. The double glazed window allowing for natural light to enhance the room. The inlet to the bedroom would allow for a wardrobe if required. There is a radiator and TV point with double electrical sockets. Door to en-suite shower room.

En-suite

1.671m x 1.745m (5' 6" x 5' 9") This spacious en-suite is an added bonus to any home. Fitted with a shower cubicle and WC plus wash hand basin and pedestal. Tiling to sensitive areas middle- height. There is also a chrome ladder radiator and fashionable flooring. The opaque window to the front allows for privacy.

Bedroom Two

2.63m x 3.30m (8' 8" x 10' 10") The second bedroom is currently being used as an office although it could always be used as a bedroom. The bedroom is situated to the rear and overlooks the garden. There are numerous electrical outlet sockets and radiator.

Bedroom Three

2.00m x 3.55m (6' 7" x 11' 8") Another double bedroom which is situated to the rear of this lovely property. There is a window to the rear and again it allows for you to look out onto the garden. There are electrical outlet sockets and radiator.

Family Bathroom

1.717m x 2.016m (5' 8" x 6' 7") The family bathroom is fitted with a modern suite. The bath is fitted with bi-fold shower screen and shower over. There is also a WC and wash hand basin with pedestal and flip mixer tap. Tiling to water sensitive areas, chrome ladder style radiator, extraction fan and vinyl flooring.

Rear Garden

Very spacious rear garden with plenty of room for improvements if required. Mainly laid to lawn with a small paved areas and footpath to the garden gate allowing for access onto the long driveway. There is an outside double waterproof outlet socket and outside tap. Enclosed by timber fencing.

Front

This super property is perfect for a growing family with many cars. There is room to the front for two vehicles and more to the side.

Agents Note's

We understand from the present vendors that they pay an annual fee of approximately £160.00 for the Estate service charge on Darcie Park.

Therefore we recommend that all prospective buyers have their legal representatives check when buying.



TOTAL 866 sq. ft.

GROUND FLOOR



Lounge (max)	4.26m x 3.69m	14' 0" x 12' 1"
Kitchen/Dining	4.72m x 2.87m	15' 6" x 9' 5"

FIRST FLOOR



Bedroom 1 (min)	2.96m x 2.83m	9' 9" x 9' 4"
Bedroom 2	3.30m x 2.63m	10' 10" x 8' 8"
Bedroom 3 (max)	3.55m x 2.00m	11' 8" x 6' 7"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(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