



23 Nene Close, Raunds, Wellingborough,
Northamptonshire. NN9 6SH





£239,950

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce this delightful two bedroom semi-detached bungalow in a quiet cul-de-sac location in Raunds. This bungalow is being offered with No Upper Chain and comprises of the following. Entrance hallway, lounge, inner hallway, kitchen, wet room, two bedrooms and a lovely Conservatory. Front & rear gardens with garage and driveway.





Entrance hallway

Step through the uPVC front door and enter into this lovely home. Inside the entrance hallway there are two doors to useful cupboards. One cupboard houses the IDEAL combination boiler and second cupboard is the airing side with shelving and light. The entrance hall is fitted with a radiator and telephone with opaque window to the side. Door to the lounge.

Lounge

3.35m x 4.95m (11' 0" x 16' 3") The lounge is spacious and offers room for modern day furniture. The uPVC window to the front allowing for natural sunlight to stream through. There is a TV point and numerous double electrical sockets. Door to inner hall.

Inner Hall

The inner hall with wood laminate flooring with the loft access. The loft has power and lighting and is partially boarded. Doors to all rooms.

Kitchen

2.65m x 3.00m (8' 8" x 9' 10") The kitchen is fitted with a range of cabinets and glass display cabinets. There is space for the cooker and washing machine along with the counter top fridge and freezer. The window is to the side as is the stainless steel sink with work surfaces over. There is tiling to all water sensitive areas.

Wet Room

1.70m x 2.00m (5' 7" x 6' 7") The wet room is designed for ease in this bungalow and could be changed if required. There is a walk in shower with Mira shower. Wash hand basin and low level WC. The wet room is complete with a radiator, dimplex electric wall heater and extractor fan. The window to the side is opaque.

Bedroom One

3.37m x 3.45m (11' 1" x 11' 4") Bedroom one is located to the rear of this bungalow. Currently fitted out with a range of pine wardrobes and dress tables. The room is still spacious and overlooks the garden to the rear. There is a radiator and window .

Bedroom Two

2.45m x 2.65m (8' 0" x 8' 8") Bedroom two is also located to the rear with a window to the side aspect and radiator. There is a uPVC door which enters into the lovely conservatory.

Conservatory

2.90m x 3.50m (9' 6" x 11' 6") The conservatory was added in 2017 and backs onto the rear garden. Fitted with French doors which open out and lets the sunshine and those summer breezes flood in. There are also top opening windows to the side and a large window to the other side. The glass roof will certainly keep the heat in during the summer months and winter days for you to unwind and relax with a glass of wine and a good book.

Rear Garden

The rear garden is enclosed by timber fencing with a side gate which opens onto the driveway. The garden is mainly laid to lawn with featured plant borders and footpath leading to the back of the garage with two sheds being plastic and wood. Outside the garden is a small patio area for you to enjoy the westerly sunshine.

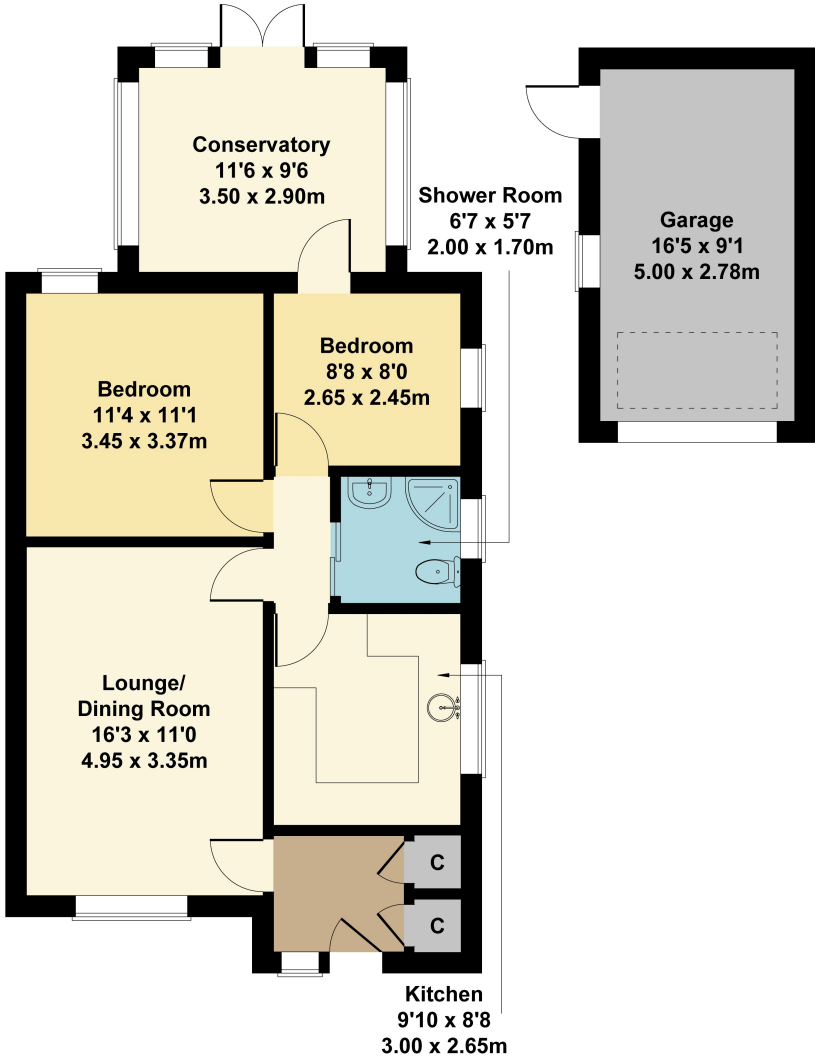
Garage

2.78m x 5.00m (9' 1" x 16' 5") The garage is a sectional type with a remote controlled door. There is also power and lighting inside with numerous electrical sockets. The garage also has a door to the side opening onto the garden with a small single glazed window.

Front Garden

The front is approached by the long extensive driveway which ideal for 2/3 vehicles and footpath to the main door. The front is set out with two tiered railway sleepers and is low maintenance with gravell insset. On the side of this lovely home there is also an outside tap and outside waterproof electrical socket and security lighting.

23 Nene Close, Raunds



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	71	
(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

Raunds, Northamptonshire
01933 825154
nigel@frostyfields.co.uk