



20 Welland Close, Raunds,
Wellingborough, Northamptonshire.
NN9 6SQ





£212,500

Freehold

Frosty Fields Estate Agents are pleased to present this lovely two bedroom semi-detached bungalow to the open market. Offered with No Onward Chain to make life easier for anyone seeking to move quickly. Accommodation comprises of the following: Entrance hallway with storage cupboard, re fitted kitchen in white cabinets with grey tiling, spacious lounge with wall mounted gas heater, inner hallway, two bedrooms, conservatory and wet room style bathroom. Externally to the rear there is a spacious rear garden with large patio, drive way to the side which can provide parking for two/ three vehicles, Caravan or Motor home. Front is suitable for wheel chair access with ramp to the front door.





Entrance Hallway

Entrance hall via the wide access raised ramp to the front uPVC opaque double glazed window to front and side window. Step inside the hallway and there is a useful storage cupboard which currently houses the consumer unit. The ceiling is textured with radiator and single electrical outlet socket. Doors to all featured rooms.

Lounge

3.35m x 5.00m (11' 0" x 16' 5") The lounge is perfect for adding today's modern style furniture as it is spacious. There is a large picture window to front of the property. The room is fitted with a coal effect gas wall mounted fire to add to the warmth with the dreaded winter approaching. There is also a radiator and TV point and sky cable plus telephone connection. The lounge is also fitted with double and single sockets. Door to inner hallway. The ceiling is textured.

Kitchen

2.63m x 3.00m (8' 8" x 9' 10") This lovely kitchen could so much more with just a little tweak. Currently fitted with white cabinets and black mottled work surfaces over incorporating a stainless steel sink drainer with mixer tap. There are spaces for a washing machine and dishwasher and cooker. with only a cooker hood in place. The grey tiling blends into the colour scheme to make it more attractive. Here you will also find the Ideal boiler and airing cupboard with cylinder tank and storage. There is a window to the side aspect and the flooring is ceramic. and the double radiator and textured ceiling complete the picture.

Inner Hallway

The inner hallway is where you will locate the loft access. We understand that there is a light but no ladder and only partial boarding. Doors to all featured rooms and a single socket with a wall mounted Honeywell thermostat control .

Bedroom One

3.40m x 3.40m (11' 2" x 11' 2") This main bedroom could have transferable use if required. Maybe you could have this room as your lounge and look to change the window to the rear to French Doors to allowing you to open them outwards onto the rear garden. Its an option to consider. The room is spacious and fitted with a radiator, wall lights and textured ceiling.

Bedroom Two

2.41m x 2.63m (7' 11" x 8' 8") Bedroom two again could be changed should you wish to have a dining room rather than another bedroom. There is currently a single glazed door allowing access into the fitted conservatory plus a window. The bedroom is fitted with radiator and textured ceiling.

Conservatory

1.70m x 3.30m (5' 7" x 10' 10") Conservatory UPVC construction with polycarbonate roof, window to rear and side aspects. The flooring is ceramic tiled and there is a single uPVC door allowing access out onto the large patio.

Shower Room

1.70m x 2.00m (5' 7" x 6' 7") The bathroom has been refitted to now include a wet room style walk in shower area with rail and shower curtain and separation floor screens and grab rails. Also included is a low level WC and pedestal with wash hand basin. The room is also heated by a radiator and wall mounted electric heater. The window to the side is opaque for privacy.

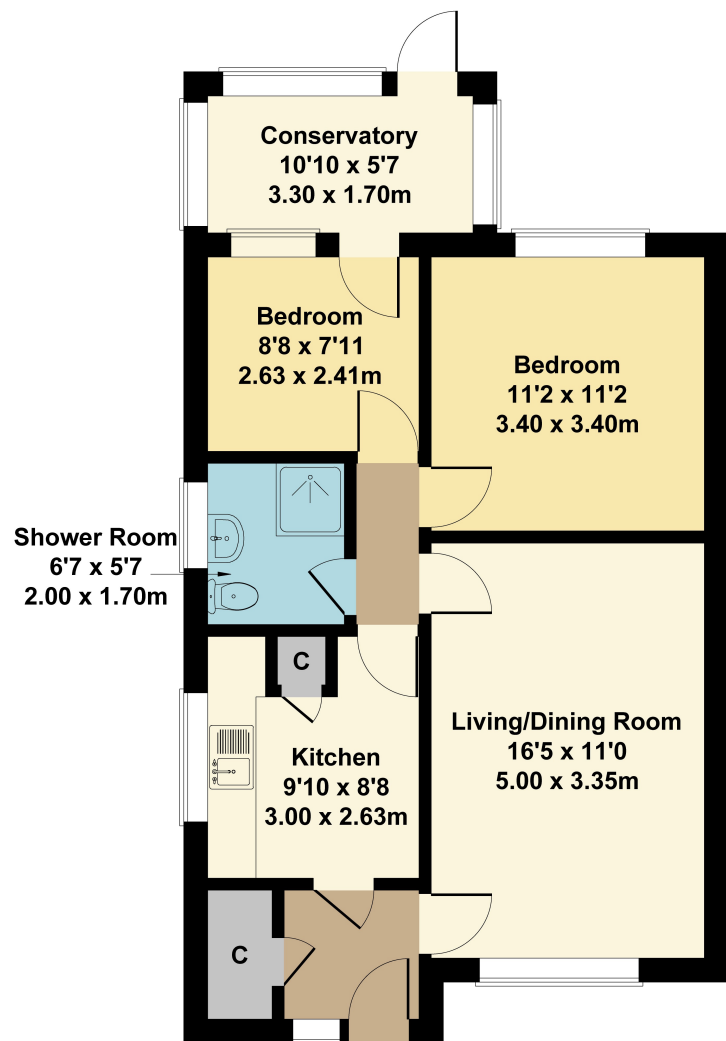
Rear Garden

The garden is spacious and laid with a large patio to enjoy those summer months. There are two areas of established lawns with a footpath leading to a good size garden shed. The garden is enclosed by timber fencing and brick wall. Timber fenced gate allowing access to the front driveway.

Front Garden

This delightful bungalow has a long driveway and could if required accommodate two/ three vehicles. It may also provide parking for a motor home or caravan. To the side of the driveway there is an outside tap. The front is laid to lawn with a wide paved ramp and guide rail to the front door.

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Approximate Gross Internal Area = 62 sq m / 667 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	68	77
(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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