



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





offers over £190,000

Freehold

Frosty Fields Estate Agents are pleased to introduce this established home on Wellington Hill within Raunds. Having recently been refreshed throughout with decoration and new carpets and fashionable vinyl flooring. This lovely home is seeking a new owner, is that YOU?! Accommodation comprises of. Entry via private gate access, entrance door. hallway, kitchen, ground floor bathroom, separate cloakroom, lounge, dining room. First floor landing, two / three bedrooms (Bedroom three could have flexible use and could either be a home office, or nursery). The rear garden is mostly laid to lawn with decking area and large shed. There is also a shared access route at the back with limited access. Parking is vis the street.





Entrance

To enter this property you need to make your way through the newly painted gates and walk up the block paving to reach the main door. Once inside you step into the entrance hallway with doors way leading to the dining room & kitchen area. The flooring inside the hallway is grey vinyl.

Kitchen

1.880m x 1.950m (6' 2" x 6' 5") Galley style kitchen with white cabinets and wood effect work surfaces over. The current owners have installed a new free standing gas cooker. There is a circular stainless steel sink drainer with mixer tap and tiling to certain water sensitive areas. There is also a useful floor to ceiling handy storage cupboard for all those food items. There is a door to the ground floor bathroom and separate cloakroom The kitchen is complete with a double glazed window to the side aspect and the flooring is newly laid grey vinyl.

Ground floor Bathroom

1.823m x 2.231m (6' 0" x 7' 4") This ground floor bathroom is spacious and could be vastly improved should you choose to do so. Currently consisting of a white bathroom with shower screen and hand held shower attachment over. There is also a wash hand basin with vanity under with waterfall flip mixer tap. Tiling to water sensitive areas and small wall heater. The window to the side is opaque for privacy. The flooring is grey vinyl and there are two wall mounted electric heaters. Doorway to the separate cloakroom.

Separate Cloakroom

0.762m x 2.240m (2' 6" x 7' 4") The cloakroom is separated from the main bathroom and consists of the low level WC. The tiling is to middle height and there is a opaque window to the rear for privacy. The flooring is grey vinyl.

Dining Room

2.983m x 3.065m (9' 9" x 10' 1") The dining room is light and bright after having been recently refreshed in a neutral colour. The room is complimented by a featured gas fire with mantle and hearth. There is an original cupboard and glass shelving enclosed cabinet. The dining room also has an underneath storage area as well with a window to the side aspect. The dining room has been fitted with newly laid grey carpets and there are plenty of electrical sockets and a double telephone point. Window to the rear. Doorway to stairs and main lounge.

Inner Passage

From the main dining room is where you will find the stairs rising to the first floor landing. Newly decorated in white with brown newly laid carpet treads.

Lounge

3.325m x 3.579m (10' 11" x 11' 9") The main lounge has the same colour scheme as the dining room. It has been newly decorated in white with newly laid grey carpets to bland and match throughout.

There is a featured fire with mantle surround and radiator. The bay window is single glazed sash style and looks out onto the front. There are plenty of electrical sockets and here also is where you will find the consumer unit and meters.

Bedroom One

First floor landing

The first floor landing is approached from the inner passage. Stairs rising and there is a stage steps into the bedroom areas. Picture window to the side aspect allowing for light to enhance the landing and staircase.

Bedroom One

3.023m x 3.301m (9' 11" x 10' 10") The main bedroom is located to the front of the property. It is light and airy. The room is spacious and could easily accommodate more modern furniture of required. There is a featured fireplace to add to the originality of this adorable home. The bedroom is fitted with a wardrobe which provides hanging rail space. Picture is complete with a radiator.

Bedroom Two

3.113m x 3.304m (10' 3" x 10' 10") Bedroom two is located to the rear of the property and overlooks the spacious rear enclosed garden. Again it has been refreshed in neutral tones. The room is spacious and can easily accommodate more furniture if required. There is a double glazed window to the rear and door to the third bedroom/ office / nursery. The picture is complete with a double radiator.

Bedroom Three/ office/ Nursery

1.987m x 2.969m (6' 6" x 9' 9") This room has flexible use. It could be a bedroom or home office. Maybe you may want to start a family and create a nursery. You may even consider making it into a en-suite with the ground floor bathroom below. Currently housing the Ideal combination boiler with newly decorated walls and newly laid grey carpets. This room is situated to the rear of the property and over looks the garden. There is a uPVC window and radiator.

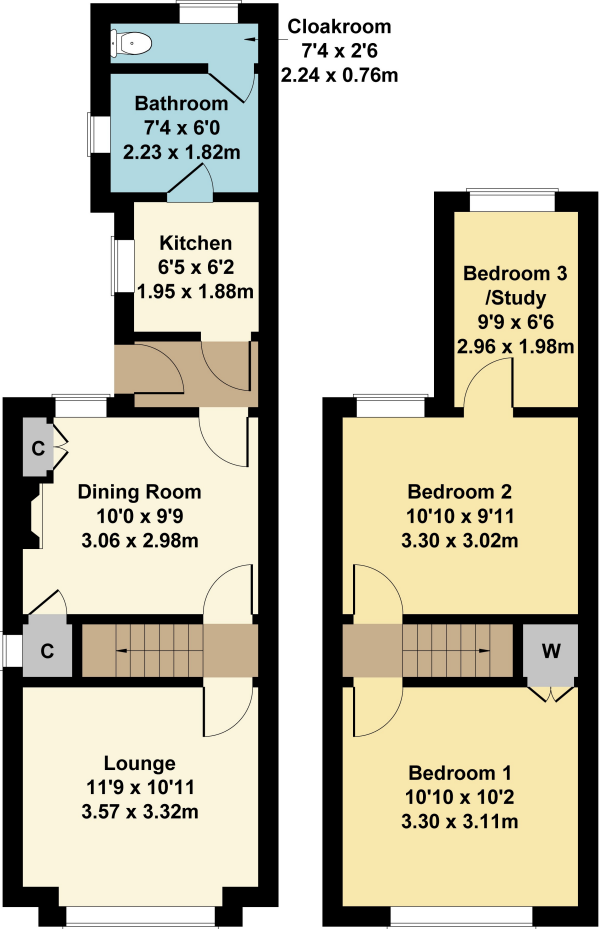
Rear Garden

The rear garden is wide and spacious. It is mainly laid to lawn with a featured tree. To the rear of this garden there is a large decking area and e very good size garden shed. The garden is enclosed by timber fencing. The garden has a right of way across and could have limited access. There is a wide block paved area to the front entrance private gate. Should you need to water the lawn then there is an outside tap. Outside by the main door there is a contemporary light.

Front Area

Wellington road has a very small open front below the bay window and is ideal for pots and decorative gravel. The entrance is by the private grey featured gate.

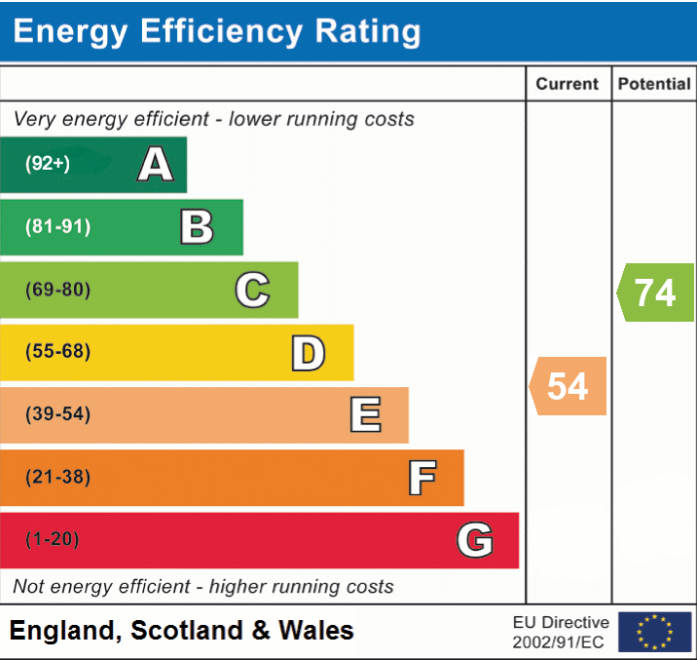
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GROUND FLOOR

FIRST FLOOR

Approximate Gross Internal Area = 70 sq m / 753 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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