



8 Lamport Crescent, Raunds,
Wellingborough, Northamptonshire.
NN9 6UX





£310,000

Freehold

Presented in immaculate condition, this three-bedroom, semi-detached family home on Border Park is a sight to behold with No upper chain. Decorated in neutral tones, the property offers three good size bedrooms with en-suite to the master bedroom, family bathroom, a large open plan kitchen-dining room, good size lounge, downstairs cloakroom. In more detail, the large, open-plan kitchen diner includes an integrated Zanussi oven and hob, integrated fridge/freezer, integral dishwasher and Zanussi washing machine and French doors to patio and rear garden. Continuing through the house you will find a lounge with laminate flooring, an inset gas coal-effect wood burner and down stairs cloakroom. Moving to the first floor expect to find three good size bedrooms with en-suite to the master, and a large, beautifully decorated family bathroom. Outside, the rear garden has a large patio and is mainly laid to lawn.





Entrance Hall

Enter this lovely family home via a Upvc double glazed composite door to the front of the property. Here you will find a hallway adorned with modern grey laminate flooring, a radiator with cover, doors to the downstairs cloakroom and kitchen and stairs rising to first floor.

Downstairs Cloakroom

0.884m x 1.917m (2' 11" x 6' 3") The modern flooring extends throughout the cloakroom. There is also an obscure Upvc double glazed window to the front elevation and a small radiator. In place is a Low-level W.C. pedestal hand basin with flip top tap and tiling to water sensitive area.

Lounge

3.27m x 5.20m (10' 9" x 17' 1") The lounge is tastefully decorated from a pallet of neutral tones. You will expect to find a Upvc double glazed window to front elevation. The main feature of this lovely lounge is an Inset fireplace with gas, coal effect wood burner with a beam-like wooden shelf above. Further features include grey laminate flooring, radiator and telephone point.

Kitchen

2.65m x 2.985m (8' 8" x 9' 10") This modern, large, open-plan kitchen-diner is a delight for anyone wishing to extend their culinary skills. Dressed in cream, this modern fitted kitchen includes an integrated Zanussi oven, grill and hob with a chapel canopy and splash panel. There is also a stainless steel sink with a one and a half bowl with flip tap and roll top work surfaces. Further features include an integrated fridge/freezer, integral dishwasher and Zanussi washing machine, a Logic boiler, and a Upvc window to the rear elevation.

Dining Area

2.38m x 2.93m (7' 10" x 9' 7") The laminate flooring extends from the lounge into this sunny open-planned dining area. This bright and cheery room leads onto a south facing garden via Upvc double glazed French windows (with side windows). Additional features include a double radiator, door to cupboard and a consumer unit.

Landing

Stairs rising from entrance hall. The landing has loft access, an airing cupboard, radiator and doors to all bedrooms and family bathroom.

Master Bedroom

3.225m x 3.280m (10' 7" x 10' 9") Once again this lovely master bedroom is dressed in neutral tones offering a calm and relaxing space after a long day. Upvc double glazed window to the front elevation, radiator and door to en-suite complete this master bedroom.

En-Suite to Master Bedroom

1.485m x 2.078m (4' 10" x 6' 10") A modern and chic en-suite includes a white Low-level W.C, a square shower cubicle, Pedestal hand basis with flip tap, radiator, inset spotlights, coving to ceiling and an extractor fan.

Bedroom Two

3.030m x 3.44m (9' 11" x 11' 3") Bedroom two is a good size with a Upvc double glazed window to rear elevation and a radiator.

Bedroom Three

2.365m x 2.455m (7' 9" x 8' 1") Upvc window to rear elevation, radiator and telephone point.

Family Bathroom

1.882m x 2.208m (6' 2" x 7' 3") A modern family bathroom with a white suite to include a bath with fip taps, pedestal hand basin with flip taps, low-level W.C. and three quarter tiling to water sensitive areas. A Upvc obscure window to the front elevation, radiator and coving to ceiling completes this family bathroom.

Rear Garden

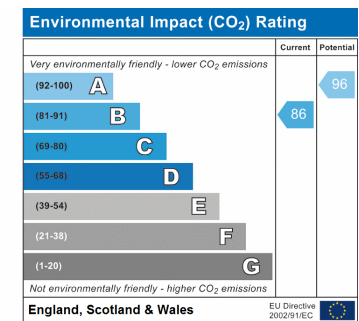
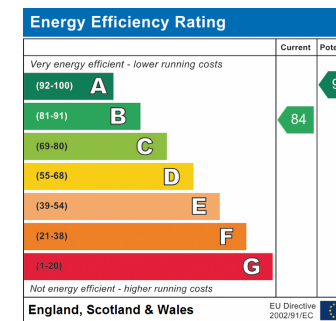
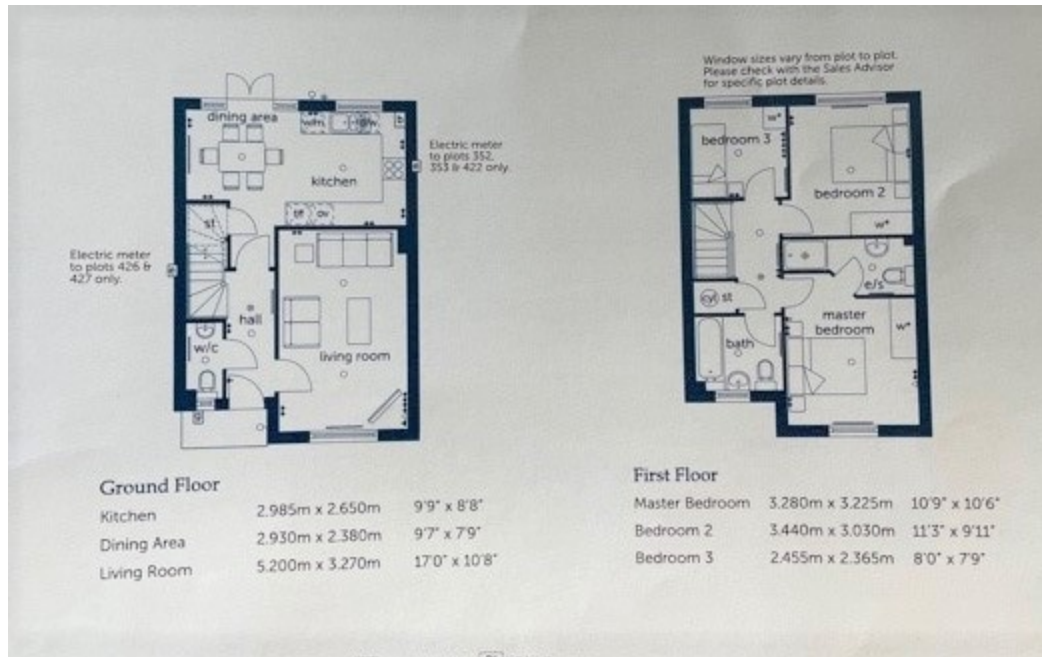
Stunning south-facing garden enclosed in timber fencing. This beautiful garden is mainly laid to lawn with a large patio area for those tranquil summer nights of dining outside. There is also a decking area to the rear of the garage. Further benefits of the garden include an outside tap, an outside lantern, Timber fencing and end canopy to rear of garage. There is a gate to the fully paved driveway.

Front Garden

The front garden is enclosed by small black, ornate railings and is mainly laid with shrubs and decorative stones. A footpath to the rear garden, an outside lantern and a block paved driveway complete the front garden.

Garage

3.523m x 6.211m (11' 7" x 20' 5") The garage is entered via an up and over door or a door to the side. There is also power and lighting in the garage.



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