



5 Sackville Street, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6NE





£230,000

Freehold

\*\*\* NO UPPER CHAIN\*\*\* This charming two bedroom end of terrace is looking for a new owner. Step inside and be amazed at the sheer space this lovely house has to offer. Admire the extended fully fitted kitchen/ breakfast room. All you need to do is add a few finishing touches and you're all good to go!





#### **Step in porch**

Approach this lovely property by the step in entrance porch to the front. There you find also the electric meter cupboard. Glazed door to the main entrance hallway.

#### **Entrance Hallway**

This spacious hall is the first port of call when entering this lovely character property. Expect to find the consumer unit just behind the front door and radiator. Stairs rising to the first floor and door to the main lounge-dining room.

#### **Lounge**

3.623m x 3.861m (11' 11" x 12' 8") This super little home offers oodles of space and high ceilings as one would expect this style. The bay window is set to the front and allows for light to flood the room. There is a feature stone fire place with wooden mantle and shelving. It is inset with a gas coal effect fire with tiled hearth. The lounge is also fitted with a TVP, 2 double radiators, dado rail to middle height and coving to ceiling line. Open plan to dining - room.

#### **Dining - Room**

3.689m x 3.972m (12' 1" x 13' 0") The dining room is perfect size for entertaining family and friends. The room has a window to the rear aspect and a featured fire surround along with electric fire and tiled hearth and mantle. There is also a radiator and dado rail with coving to the ceiling line. There is door to the extended kitchen-breakfast room.

#### **Kitchen- Breakfast room.**

2.713m x 7.465m (8' 11" x 24' 6") This beautiful kitchen extension is perfect for those of you who like to wine and dine. The kitchen is fitted with an extensive range of cabinets in cream. The work surfaces in black marble incorporate a stainless steel 1.5 sink with swan neck mixer tap over. This super kitchen also boasts a breakfast bar and a fitted Leisure cuisine master range cooker with shaped canopy over, and stainless steel splash back plate. There is inset lighting to the ceiling which is slightly vaulted with a velux window to the skyline. The flooring is Antico. There are windows to the side and rear with opaque door to the side. There is also a door to a storage cupboard with window to the side aspect.

#### **First Floor Landing**

The stairs rising from the entrance hallway. There are doors to the large bedrooms and family bathroom. Loft access and cupboard housing the combination boiler.

#### **Bedroom One**

3.617m x 4.952m MAX (11' 10" x 16' 3") Step into the main bedroom and be amazed at the sheer size and space. There is plenty of room for you to create a modern theme. This beautiful bedroom is fitted with two windows to the front aspect, there is also a fitted wardrobe with hanging space and rail and radiator.

#### **Bedroom Two**

3.330m x 3.682m (10' 11" x 12' 1") The second bedroom also offers plenty of room. There is a window to the rear aspect overlooking the rear garden. There is also a radiator and electrical sockets.

#### **Family Bathroom**

2.477m x 2.705m (8' 2" x 8' 10") This truly is a very substantial bathroom offering plenty of space. Fitted with a large corner style shower cubicle with shower and rain shower over, white bathroom suite, half shaped wash hand basin with vanity unit under and low level WC. The window to the rear is opaque for privacy and the flooring is tiled vinyl. There is tiling to the water sensitive areas at middle height.

#### **Rear Garden**


The rear garden can be accessed from the kitchen area and also from the side gate. There is a main footpath with extends into a patio area, crazy paved style. This quaint little garden can offer so much more. Why not get those creative juices flowing and look to make it more modern. The garden is laid with lawn and plant and shrub borders. There is also a garden shed, outside tap, and security lighting. This pretty garden space is enclosed by timber fencing.

#### **Front Garden**

The front of this property can be entered by the black ornate gate with featured brick wall.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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