



6 Ellison Close, Raunds, Wellingborough,
Northamptonshire. NN9 6SN





£250,000

Freehold

Set in a Cul-de-Sac location, Frosty Fields are delighted to offer to the market this 'Immaculate' two-bedroom semi-detached bungalow close to the local primary school and all amenities. There is no work for you to do, simply step through the door and arrange your furniture. Expect to find a stunning light oak grained fully fitted kitchen with white twinkling work surfaces. a lovely shower/ bathroom, inner hallway with storage cupboard. Two bedrooms and a light airy lounge. This bungalow has been redecorated top to bottom. Extensive frontage allowing for numerous vehicles and driveway, single detached garage and garden. The beautiful rear garden has been updated with complete new patio and lawned area.



Hallway

The beautiful entrance hall is full of natural daylight and the soothing palette of decoration adds to the warmth. The door is of uPVC with opaque glass to the front for privacy. Set with modern delicate grey carpet to ease your footsteps after a long day. There is a large storage cupboard housing the consumer unit, radiator and telephone point. Doors to kitchen and lounge.

Kitchen

2.65m x 2.85m (8' 8" x 9' 4") The superb kitchen has been fitted with Light oak - grained cabinets with white twinkling work surfaces over. The kitchen is light and airy and offers space for you to move round. Decorated in neutral tones to enhance the space, the kitchen is fitted with a stainless steel sink with flip mixer tap, tiling to water sensitive areas. There are spaces for a fridge freezer and washing machine. You will also find the Ideal combination boiler within this room. The flooring is dressed in fashionable grey vinyl to make it easier to keep clean. Door to inner hallway and doors to all further rooms.

Lounge

3.35m x 5.01m (11' 0" x 16' 5") This spacious lounge has also been decorated in neutral colour giving the room a spacious feel.. There is large picture style window to the front. Fitted with a contemporary electric display fire and light wooden mantle and tiled hearth to keep you warm and cosy during those chilly nights ahead. Further features include radiator, TV point and telephone point, coving to ceiling line and electrical outlet sockets. Door to inner hallway.

Inner Hallway

Access to loft space and doors leading to the kitchen, bedrooms and shower room.

Master Bedroom

3.32m x 3.45m (10' 11" x 11' 4") The master bedroom is located to the rear of this smart bungalow and overlooks the newly renovated garden. Its dressed in neutral tones. There is a lovely large window to the rear to admire the garden in spring and summer months. There is a radiator.

Bedroom Two

2.44m x 2.7m (8' 0" x 8' 10") Bedroom two can be versatile

its use if required. It can be a separate dining room, or keep it has a second bedroom for friends and family. There are French doors opening out onto the lovely rear garden allowing the spring and summer sunshine to wake you up in the morning. Bedroom two is also complimented by a radiator.

Shower Room

1.683m x 2.031m (5' 6" x 6' 8") The beautiful bathroom has been refreshed in decoration and refurbished. This shower room/ bathroom is fitted with a modern shower cubicle with a triple sized base and shower screen, there is shower and rain attachment over. Stylish tiling to water sensitive areas. The suite is white and includes a square shaped wash hand basin with vanity unit and mixer tap, Chrome ladder radiator for drying towels and keeping you warm. There is an opaque window to the side for privacy. Fashionable flooring and extraction system.

Rear Garden

The rear garden has also been transformed with newly laid beautiful flagstone multi coloured paving, newly laid turf. There is also a small hard standing area to the rear of the garage which can be used for a shed. There is timber fencing to enclosing the garden with side gate access onto the long extensive driveway and garage. This garden just requires some warm sultry sunshine to entertain friends and family with a good old fashioned BBQ.

Garage

2.532m x 4.899m (8' 4" x 16' 1") The garage has also been repainted internally. Sectional style single detached garage with up and over door. Currently being used as gym!

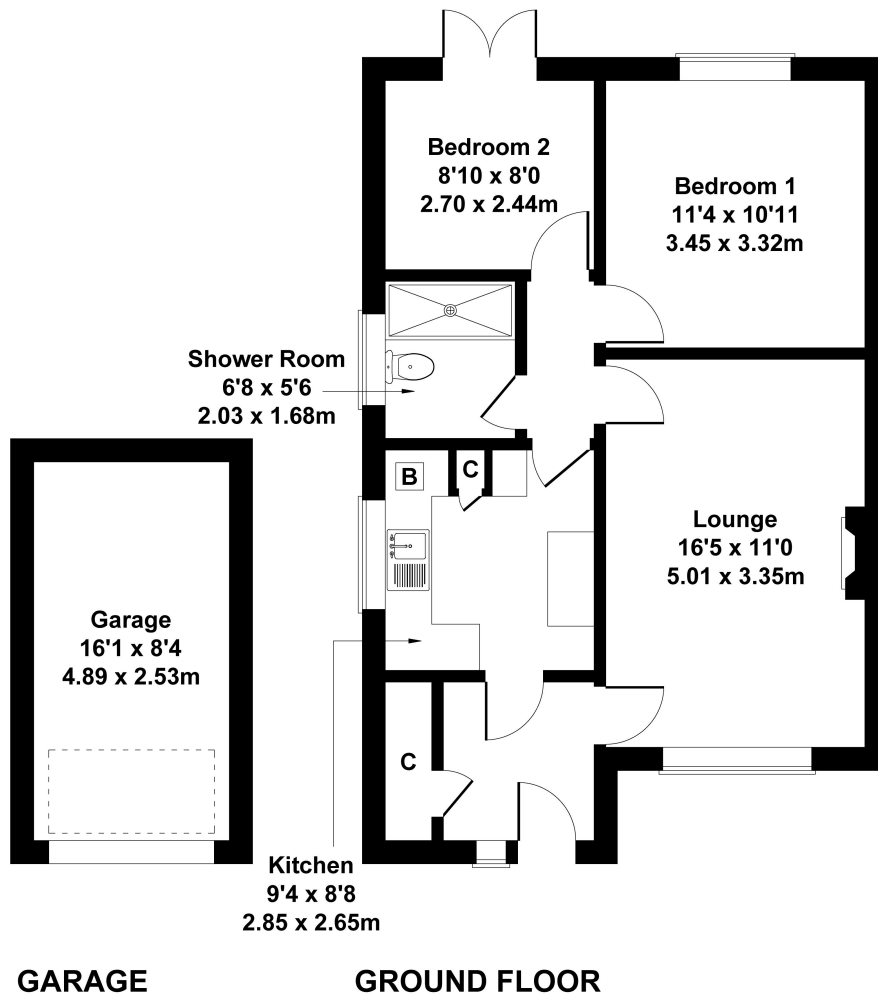
Front Garden

The front of this property has a shared driveway access to the neighbouring property. The front itself is laid with decorative gravel and timber style picket fence. The long driveway can accommodate numerous vehicles. There is also an outside tap, so no excuses not to keep the car clean and the plants watered.



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Approximate Gross Internal Area
743 sq ft - 69 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(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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