



34 Heritage Way, Raunds, Wellingborough,
Northamptonshire. NN9 6RX





£290,000

Freehold

Situated on a corner plot within a cul-de-sac location is this lovely established three bedroom detached family home. Heritage way offers versatile living with the garage having been converted. There's plenty of parking for the modern day growing family. Accommodation comprises of: Entrance hallway, cloakroom, kitchen, lounge, garage conversion, (currently being used as a craft room) Three bedrooms, master with en-suite and a family bathroom. There is a rear and side garden along with a workshop including power and work benches. Enclosed by curved with brick wall.



Entrance

Enter this lovely family property via the light coloured uPVC double glazed door. Doors to all lower ground rooms, stairs rising to first floor with under- stairs storage with double socket and tiled walls. Radiator and coving to ceiling line. The flooring is set with ceramic floor ties, so easy to keep clean from all that foot traffic.

Cloakroom

0.709m x 1.718m (2' 4" x 5' 8") This handy cloakroom is situated to the front of the property. There is an opaque window to the front, wash hand basin with vanity unit and taps, radiator, ceramic floor tiling and consumer unit.

Kitchen

2.654m x 3.630m (8' 8" x 11' 11") The kitchen is set to the front of the property and is lovely and bright. Dressed in light beech coloured cabinets with space for washing machine, tumble drier, fridge freezer and cooker. The kitchen also has a slim line breakfast bar area ideal for a quick snack or two and a inset wine rack. There is a stainless steel sink with work surfaces over and tiling to the water sensitive areas along with extraction hood and radiator. The ceiling is set with coving.

Lounge

3.70m x 4.50m (12' 2" x 14' 9") The lounge is set to the rear of this property and faces out onto the south facing garden. Spring and summer are on their way and you will be able to slide open the patio doors and enjoy the morning and evening birds chorus! The lounge is spacious with laminate flooring, double radiator, numerous sockets and telephone and TV points. Door to the garage conversion which is currently being used as a Craft room! It could be easily used as a fourth bedroom, or home office. You choose.

Craft room / Bedroom Four/ Home office

2.234m x 4.606m (7' 4" x 15' 1") The current owners have transferred the garage into a Craft room. However, it could be used as a fourth bedroom or even a home office. This delightful room has two windows, one to the front and one to the rear. There are numerous electrical sockets plus TV point, radiator and a small loft void

First floor landing

The first floor can be reached from the main entrance hallway dog leg stair case. There is a window to the side allowing for more natural daylight. The loft we understand has power and light connected, there is coving to the ceiling line.

Master bedroom

3.125m x 3.472m (10' 3" x 11' 5") The master bedroom is situated to the front of the property with built in Wardrobes and an En-suite shower room. The main bedroom also includes the airing cupboard with the Glow-Worm combination boiler and shelving (Carbon Monoxide monitor is situ). There are numerous electrical sockets, radiator and window to the front.

En-suite

1.542m x 1.634m (5' 1" x 5' 4") Super addition to any family home this en-suite. Wake up and stretch and refresh yourself under hot water to start the day. The en-suite is fitted with a corner shower unit, wash hand basin with vanity unit and taps, chrome ladder radiator handy for warmth and drying your towels. There is a opaque window to the side, the flooring is laminate and extraction fan to keep the steam at bay.

Bedroom Two

2.174m x 2.641m (7' 2" x 8' 8") A generous size second bedroom ideal for any growing to teenager to unwind in and relax with their xbox or maybe study! There are numerous electrical sockets and TV Point. The radiator will keep them warm and facing south will also keep them comfortable.

Bedroom Three

1.821m x 2.836m (6' 0" x 9' 4") Another good size bedroom. Ideal for a young teenager to enjoy. This bedroom also faces south and overlooks the garden. There are numerous sockets and radiator with window to the rear.

Family Bathroom

1.70m x 1.90m (5' 7" x 6' 3") The main bathroom is fitted out with a white side grip bath with hand held shower attachment over. There is a vanity unit with wash hand basin and flip tap, low level WC toilet. Modern style chrome radiator, laminate flooring and extraction fan.

Rear Garden

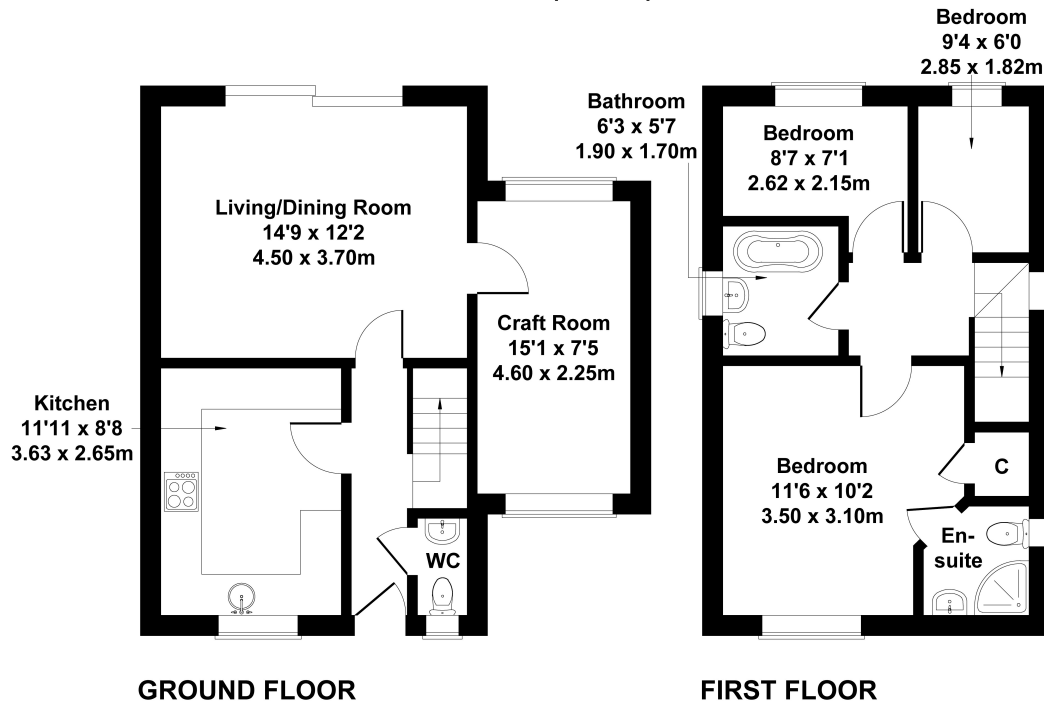
The rear garden faces south, so lets enjoy those BBQ's and entertain friends and family with the large patio offering enough space. The garden is also section off to the side and rear. To the side area there is decorative gravel and is entered through a wooden gate and fencing. This area house the large workshop with power and lighting and workbenches. There is a timber gate leading to the side of the property. The rear of the garden also is fitted with timber fencing and gate. There is a small cultivated plot for growing vegetables, Patio area and outside wooden storage bins. The garden is shaped by a curved brick wall and timber fencing.

Front Garden

This lovely property can quite comfortably offer numerous vehicles to park. There is driveway and gravelled areas also. Small strip of lawn to the outside wall area. The outside tap is located to the front and greta for washing those cars, or maybe a motor home.

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Approximate Gross Internal Area
840 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(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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