



59 High Street, Raunds,
Wellingborough, Northamptonshire.
NN9 6HT





£249,950

Freehold

Frosty Fields Estate Agents are delighted to offer to the market this delightful two bedroom Town House. Living across three floors include: Ground floor lounge and dining room, First floor a large kitchen and utility room and Second floor two bedrooms and a family bathroom.





Entrance Hall

Enter via door to the front of the property leading to a hallway with door into the lounge. There is a double radiator, coving to the ceiling line, a consumer unit, inset spotlight and stairs rising to the first floor.

Lounge

4.00m x 4.87m (13' 1" x 16' 0") Benefiting from dual aspect uPVC double glazed windows to the front and side allowing for natural light to flood in. Double radiator and coving to ceiling line. glazed French doors to the dining area

Study / Work Room

2.40m x 4.90m (7' 10" x 16' 1") Complete with wood flooring, door to cupboard, double radiator, work top and base units, coving to ceiling line and inset spot lights.

First Floor

Stairs rising from the entrance hallway

Kitchen

2.40m x 4.90m (7' 10" x 16' 1") This delightful spacious kitchen includes a Neff double oven with stainless steel 5 ring gas hob and Neff canopy over. Enamel 1 1/2 bowl sink and drainer with swan neck mixer tap with spray attachment The kitchen benefits from lovely solid wooden worktops with under counter fridge and freezer and a range of further kitchen cabinets with worktops over. There is modern tiling to splash back areas, space for a dishwasher, USB double socket, laminate flooring, spotlights to the ceiling, coving to the ceiling line, uPVC double glazed window to the rear and French doors leading to out to the parking area.

Kitchen / Breakfast Room

2.80m x 3.30m (9' 2" x 10' 10") The kitchen / Breakfast room is a super addition to the fully fitted kitchen. There are two double glazed windows to the front and rear. Lots of streaming sunlight to enjoy that morning cuppa whilst eating your daily breakfast. The flooring is laminate and there is a double radiator. Inset lighting to ceiling.

Lounge area

uPVC double glazed windows to the front and side aspects of the property, laminate flooring, coving to the ceiling line, spotlights and a double radiator.

Utility Room

1.66m x 2.02m (5' 5" x 6' 8") uPVC double glazed window to the front, white low-level wc, pedestal hand wash basin, 3/4 tiling to splash back area, ceramic floor tiles, coving to the ceiling line, spot lights, radiator. Room for washing machine and tumble dryer.

Second Floor

Via first floor and stairs. Loft access, door to cupboard. Loft access had a ladder and light and is boarded.

Bedroom One

3.82m x 4.90m (12' 6" max x 16' 1") Two uPVC double glazed windows to the rear. Double radiator, coving to the ceiling line and spot lights to the ceiling.

Bedroom Two

2.80m x 3.75m (9' 2" x 12' 4") Upvc double glazed windows to the front and side of the property. Double radiator, coving to the ceiling line, spot lights to the ceiling.

Bathroom

1.83m x 2.34m (6' 0" x 7' 8") Opaque uPVC double glazed window to the front of the property. Double shower cubicle with shower and drain attachment, low-level WC and hand basin with vanity unit. Towel rail and radiator, coving to the ceiling line, spot lights to the ceiling, shaver socket.

Rear Garden

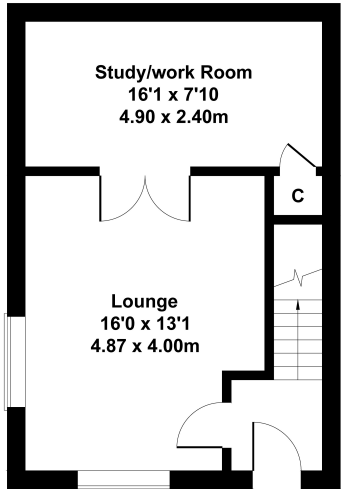
Small block paved area suitable for BBQ and seating area. Enclosed by timer fencing with an outside tap and ceramic lantern. There is parking for 2-3 vehicles.

Front Garden

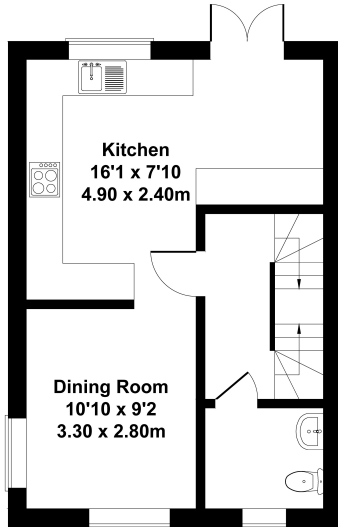
Corner plot with walled garden. Steps up to the front door with decorative ornate railings.



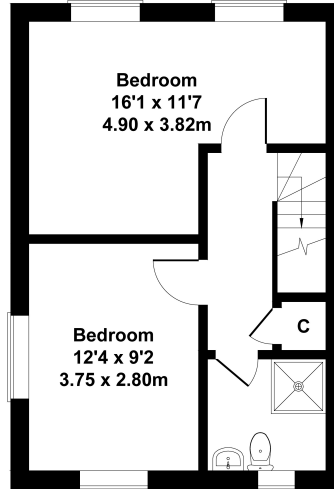
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Gross Internal Area = 109 sq m / 1173 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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