



14 Mcinnes Way, Raunds,
Wellingborough, Northamptonshire.
NN9 6SR





£350,000

Freehold

Frosty Fields Estate Agents are pleased to introduce this very smart and adaptable family home. Nestled on a corner plot and close to the small pocket park opposite and situated on McInnes way within Raunds. This lovely home has been extended to the ground floor to provide an extra living space/ bedroom your choice. Accommodation comprises of the following. Entrance porch, entrance hallway, cloakroom, living room with stairs rising to the first floor, separate sitting room, fully fitted kitchen in cream cabinets and dining area. Upstairs there are three bedrooms and a family shower room. Externally the garden consists of a large patio, seating area, small summer house. We also believe that it would be possible to extend further to the side should you choose to subject to planning consent. The front is spacious with a large shaped driveway and there is also a garage.





Entrance Porch

Lets step inside and start our journey in this lovely home. The porch is fitted with a uPVC door to the front with large windows to the side. The main glazed door to the entrance hallway and there is a wall light for decoration.

Entrance Hallway

The entrance hallway is complemented by wall light and radiator. There is a glazed door to the main living room and door to the downstairs cloakroom. Within the hallway is the BA Panel for security.

Cloakroom

Super addition to any family home is the cloakroom. There is a window uPVC opaque window to the front for privacy. Fitted with a low level WC, hand basin with taps and chrome downlighters to the ceiling. The flooring is ceramic ties.

Living Room

3.85m x 5.15m (12' 8" x 16' 11") The main living room is spacious and filled with natural daylight from the bay window with georgian bar to the rear. The room is featured with a adams fire surround and coal effect electric fire to make you feel warm and cosy on those winter nights ahead. The living room is open plan to the kitchen/ dining area and there are stairs rising to the first floor. The room is complemented by TV point and telephone points, long panelled double radiator. Glazed door to the separate sitting room.

Sitting Room

3.30m x 5.00m (10' 10" x 16' 5") This adorable home is offered with this ground extension which provides this home with a separate sitting room. Obviously it can have flexible usage for any growing family. There are French doors to the side opening out onto the captivating garden. Window to the rear as well. Like with the main living room it is featured with a fireplace and inset electric fire, wooden mantle and marble hearth. The room is fitted with a tubular electric heating and panelled radiator. The picture is complete with wall lights, TV point and coving to the ceiling line.

Fully Fitted Kitchen

3.20m x 5.20m (10' 6" x 17' 1") Beautiful fitted kitchen in cream cabinets. There's plenty of room to cook and entertain friends and family within this space. The kitchen is fitted with Indesit electric oven & Bosch gas top with concealed extraction hood.. There are spaces for the washing machine and larder fridge or freezer. Work surfaces with underneath lighting and 1.5 Asterite sink drainer. The window to the front overlooks the garden and driveway. The flooring is ceramic, so its nice and easy to keep clean.

Dining Area.

The dining area is set back from the kitchen and there is plenty of room for the family meal at night. There is a window to the rear which overlooks the garden, and side door and rear opening out onto the side footpath and main garden. The flooring is tiled ceramic and blends in with they style of the kitchen. The room is complete with telephone point.

First Floor Landing.

Ascend the stairs form the main living room. There is a window to the front aspect, door to the airing cupboard housing the Worcester combination boiler. Here is where you will find the loft access. Doors to all rooms. Radiator completes the picture.

Bedroom One

3.00m x 3.90m (9' 10" x 12' 10") Bedroom one is light and airy and overlooks the wonderful garden. The bedroom is fitted with an array of furniture and

allows for storage and hanging rail space. There is a window to rear aspect, radiator and ceiling fan, telephone point as well.

Bedroom Two

2.60m x 3.20m (8' 6" x 10' 6") Bedroom two is alsos located to the rear and overlooks the garden. Like bedroom one it is fitted with bedroom furniture. There is also a ceiling fan and radiator.

Bedroom Three

2.10m x 2.60m (6' 11" x 8' 6") Bedroom three is compact and can easily accommodate a single bed. You may decide to change it into a nursery or home office. There is a fitted wardrobe built on top of the bulk - head staircase and sliding drawers as well. Window to the front aspect and radiator.

Shower Room

1.70m x 2.50m (5' 7" x 8' 2") The shower room is spacious and complete with a corner shower cubicle with fitted Triton shower, there is alson two separate vanity units one with hand basin plus flip mixer tap and tiling to water sensitive areas. Shower room is also fitted with a low level WC and small chrome ladder radiator. Window to the front is opaque for privacy.

Rear Garden

The beautiful rear garden is laid out as follows. Stepping outside onto a large patio area with manicured lawn and decorative gravel borders. There is a patio area ideal for seating and enjoying a glass of wine and BBQ for those summer months. This area is separated by a trellis with a large shed inside. Within the garden there is also a small summer house / potting shed with power and lighting. The garden is also fitted outside waterproof socket and tap. To the side of the house there is larger style shed with power and lighting housing the freezer and tumble drier. Side footpath and ornate gate to the front. Garden is enclosed by timber fencing and shaped curved wall.

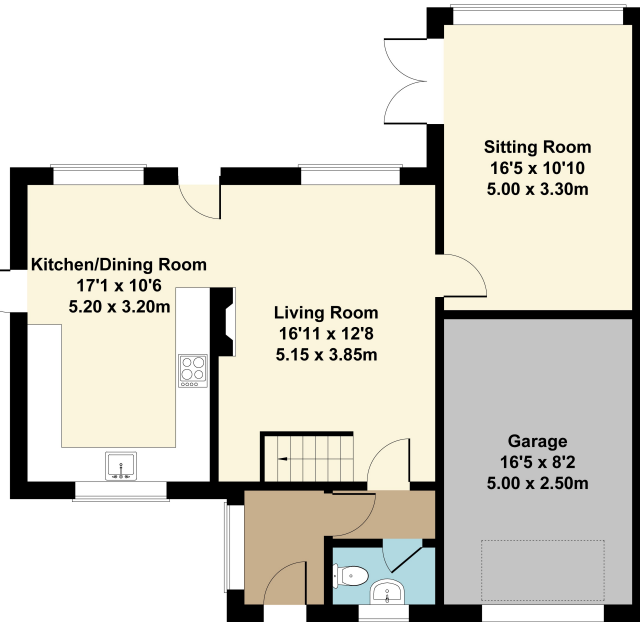
Garage

2.50m x 5.00m (8' 2" x 16' 5") The garage is fitted with an up and over door, there is also power and lighting.

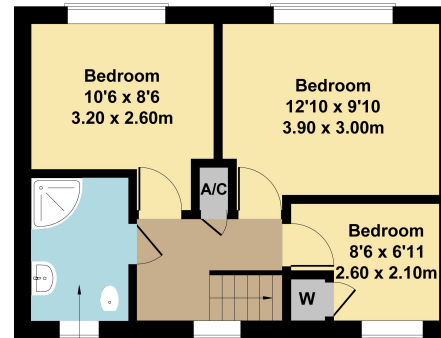
Front Garden

The front garden is mostly laid with decorative slate borders and curved hedgerow making this home very private. The driveway is extensive and block paved with timber fencing to one side.

14 McInnes Way, Raunds



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 116 sq m / 1249 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(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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