



6 Randsway, Raunds,
Wellingborough, Northamptonshire.
NN9 6SY





£230,000

Freehold

Sitting on the outskirts of Raunds, Frosty Fields Estate Agents are delighted to offer to the market this lovely three bedroom mid-terraced property. Set back from the road, and with views of open fields, this pleasing family home consists of the following: Entrance porch, hallway, lounge, kitchen-diner, conservatory, three bedrooms, family bathroom, front and rear gardens and garage in a block.





Entrance Porch

Double glazed opaque window to the front with an opaque window to the side. Within the porch is a cupboard housing the consumer unit, and double electrical socket. A glazed door leads to the entrance hallway.

Entrance Hallway

Stairs rising to the first floor landing, glazed door to lounge, radiator and telephone point.

Lounge

3.242m x 4.173m (10' 8" x 13' 8") Enter via a wooden, glass paneled door to find a wide uPVC double glazed window to the front aspect. The lounge benefits from: wood paneling to dado height on chimney breast with built in cupboard to one side; wall lights, inset spot lights to the ceiling, radiator, French doors to kitchen.

Kitchen/Diner

3.205m x 4.664m (10' 6" x 15' 4") uPVC double glazed window to the rear. Pine effect fitted kitchen with roll top works surfaces over. Stainless steel sink. Whirlpool fitted two double ovens, stainless steel 5 ring gas hob with steel back plate and shaped canopy over. Integrated dishwasher and fridge freezer; Tiling to splash back areas, inset spots to ceiling.

Dining area has laminate flooring, a radiator and patio doors leading to the conservatory.

Conservatory

2.055m x 4.614m (6' 9" x 15' 2") uPVC double glazed patio doors leading out onto a small patio area. uPVC double glazed windows to both sides of the patio doors. The conservatory further benefits from a tiled floor, plumbing for a washing machine, radiator, numerous double sockets and TV point.

First Floor Landing

Stairs rising from hallway, airing cupboard with Logic boiler, loft access, inset spot lights, radiator, single and double socket and doors to all rooms.

Bedroom One

2.486m x 3.527m (8' 2" x 11' 7") uPVC double glazed window to the front aspect. Bedroom one benefits from fitted wardrobes, a radiator and double sockets.

Bedroom Two

2.022m x 3.195m (6' 8" x 10' 6") uPVC double glazed window

to the rear aspect. Bedroom two benefits from a built in cupboard and a radiator.

Bedroom Three

2.081m x 2.633m (6' 10" x 8' 8") uPVC double glazed window to the front aspect, radiator, cupboard over bulk head.

Bathroom

1.856m x 2.537m (6' 1" x 8' 4") uPVC double glazed opaque window to the rear aspect. The bathroom consists of white low-level WC, hand basin with flip top taps and built in vanity unit with roll top work surfaces over with tiling to splash back areas. Bath with single hot and cold taps has bifold screen and Neptune shower over. Further benefits include: vinyl flooring, chrome ladder radiator, inset spot lights to ceiling, shaving point, double socket.

Rear Garden

Step out through the patio doors onto a small paved area. Step up onto the patio area. The main garden is laid with patio slabs for low maintenance and is enclosed by timber fencing, with borders surrounded by a low-level brick wall. Within the borders are a mixture of small trees and a mixture of shrubs. Towards the rear of the garden are three steps to the rear access and garage. The garden further benefits from an outside tap.

Front Garden

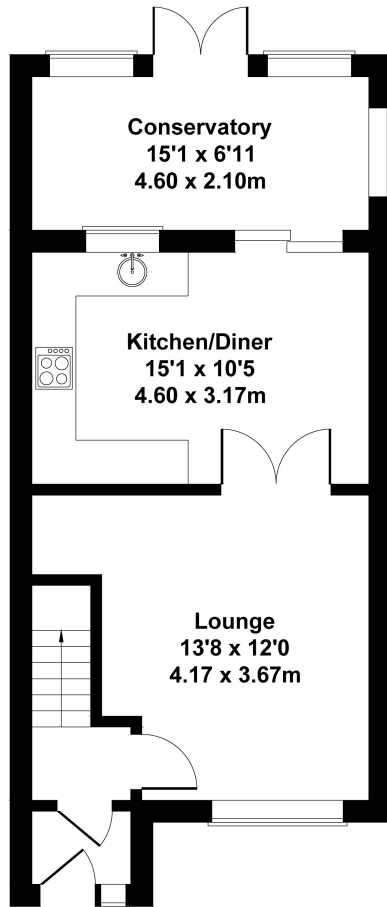
Access to private front garden is via a shared footpath. The front garden is enclosed by timber fencing, is mainly laid to lawn with borders housing a variety of small shrubs. Access to the front of the property is via a concrete path to the front door.

Garage

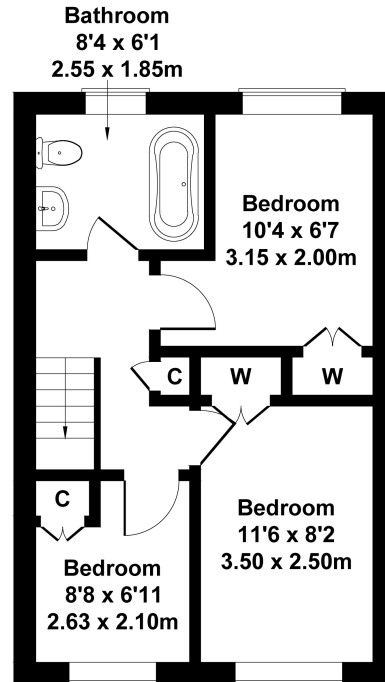
2.491m x 4.794m (8' 2" x 15' 9") Garage is in a block. Access can be via the rear garden. Up and over door. Power and lighting. Down the side of the garage, enclosed by a wooden gate and timber fencing with a poly roof over is additional storage space.

6 Raunds Way, Raunds

Approximate Gross Internal Area
883 sq ft - 82 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(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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