



15 Honeysuckle Way, Raunds,
Wellingborough, Northamptonshire.
NN9 6GJ





£280,000

Freehold

Sweet as Honey why not "Bee" the first to view this lovely Three bedroom Semi detached home. Built Three years ago by Kier Homes on the Silver Fields estate it this lovely home sits on a spacious corner plot with a wrap around South facing garden. There are three bedrooms, one with ensuite and large kitchen dining room and a generous sized bright and sunny lounge. Outside there is ample parking for two cars that could be extended to park more. This house really is a beautiful home with a fantastic south facing garden just waiting for those lazy summer nights.





Entrance Hall

A composite door takes you into this airy hallway. There is a downstairs cloakroom with white toilet and hand basin. The consumer unit is also in the hallway tucked away neatly in a modern box. Doors to the lounge and kitchen lead off from here as do the stairs rising.

Kitchen- Dining Room

3.086m x 4.650m (10' 1" x 15' 3") Expect to find a range of beautiful Mid Grey fitted base and wall units in high gloss finish. There is a one and a half stainless steel sink with modern flip over taps. The intergrated appliances include Dishwasher and Washing machine. An attractive stainless steel cooker hob compliments the gas hob and electric oven all appliances are Zanussi make. There is a window and radiator to the front of the room. There is ample room for a dining table and chairs. This room is completed with Amtico flooring in an attractive light grey colour.

Lounge

3.694m x 5.341m (12' 1" x 17' 6") Step into this lovely bright, light, airy lounge where the sunshine streams in from the south facing garden, making it a delight to be in. There are large French doors opening into the garden and a small patio area. This room has been decorated tastefully and fitted with modern grey carpet. There is an understairs cupboard and radiator also. The french doors lead to the rear lawned area and there is a secluded decked patio area to the side of the house.

Master Bedroom

3.058m(max) x 5.253m (10' 0" x 17' 3") (max) This large master bedroom as well as having an en-suite it also has a perfect space for wardrobes that don't impose on the main bedroom area. There is a window and radiator to the rear of the property. As with the rest of the house this room has been decorated in a modern style and is extremely attractive. It has been fitted with the same modern Grey carpet that runs throughout the house. There is a door leading to the en-suite.

Ensuite Shower Room

1.399m x 1.476m (4' 7" x 4' 10") This beautiful modern shower room is not only generous in size but has been fitted with high class fixtures and fittings! The morning shower would be an absolute delight in this double sized walk in shower. There are spotlights to the ceiling along with a low level WC. Sink with flip taps, an extractor fan, radiator and shaving socket. The floor has been fitted in Grey Amtico

flooring.

Bedroom Two.

3.066m x 3.078m (10' 1" x 10' 1") This bedroom overlooks the front of the property and is spacious in size, with its modern feel and lots of light it gives the vibe of being a relaxing room to enjoy. There is a window and radiator to the front and also the loft hatch is housed in the room. Once again the room has the same Grey carpet to complete its look.

Bedroom Three

2.245m x 2.993m (7' 4" x 9' 10") This bedroom is currently used as a dressing room but is large enough to make a very good sized third bedroom. There is a window and radiator to the rear. As with the rest of the property it is a light and airy room that enjoys the constant sunshine steaming through.

Family Bathroom

1.895m x 2.238m (6' 3" x 7' 4") There is an opaque window to the front allowing for lots of natural light. There is a White fitted bath with a hand held mixer shower attachment over. There is a sink with pedestal and mixer flip taps. A low level toilet, radiator and Amtico grey flooring can also be found in this family bathroom.

Rear Garden

Wow this beautiful south facing garden is a sun seekers delight!! Perfect for enjoying the sun or entertaining guests the choice is yours.The main area is laid to lawn with a small slabbed patio. To the side of the house is a large decked patio area that is the perfect for BBQ and chilling out. There is a uPVC storage box to keep your garden furniture dry.

Front Garden

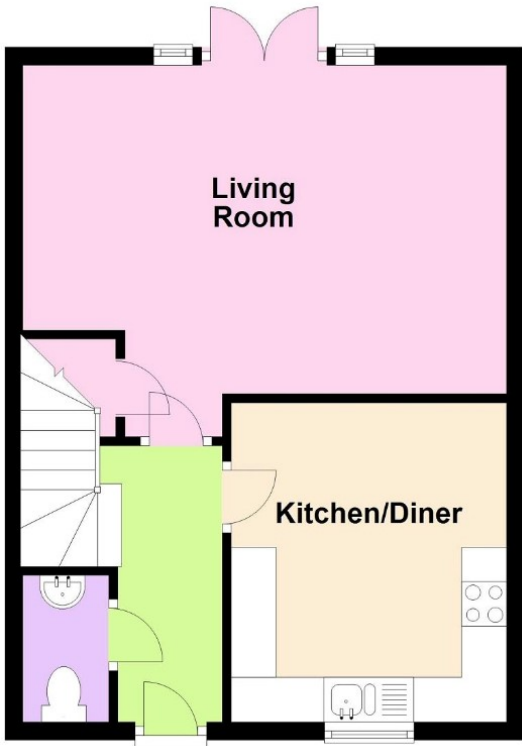
This property sits on a large corner plot that currently has been block paved to accommodate two vehicles. There is a lawned area to the side that could be used as extra parking or a garage with planning consent .

Agents Notes

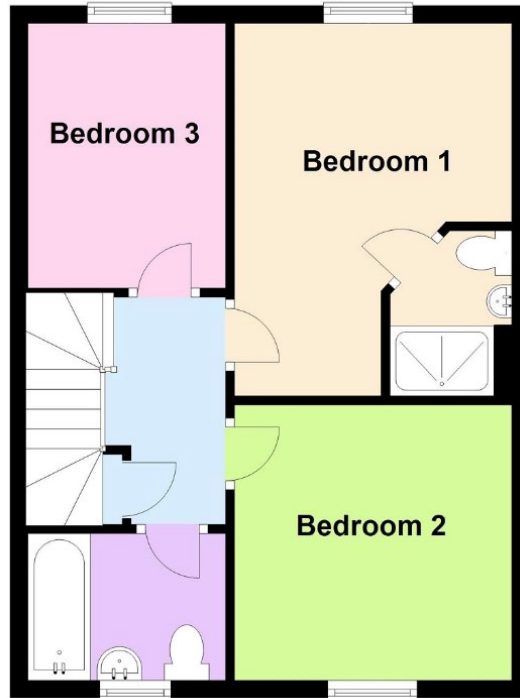
We understand from our vendor that there is a service/management charge of £524.00 annually. We advise all potential purchasers to verify this important information with their solicitors.




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B	85	
(69-80) C		
(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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