



29 Weighbridge Way, Raunds,
Wellingborough, Northamptonshire.
NN9 6TT





£315,000

Freehold

Located on a corner plot position is this lovely detached three bedroom family home built by Taylor Wimpey. Located within a short walking distance to all local amenities and an abundance of shops. Raunds also offers great access to all network roads and schools. Wellingborough train station is approximately 15 minutes way with direct access into London St Pancras International train Station. Accommodation comprises of: Entrance hall, downstairs cloakroom, separate dining room, lounge, conservatory with atrium style roof and multi fuel wood burner, three bedrooms, master with en-suite and double fitted wardrobes, bedroom two with fitted wardrobes, bedroom three and family bathroom. Externally the property benefits from being enclose by a curved brick wall and timber fencing. Driveway and garage with parking for two vehicles and outside street parking.





Entrance Hallway.

Entered this stylish property through the glazed panelled door. Inside the hallway offers space and is decorated in light and airy in neutral palette shades with oak flooring. The stairs rising to the first floor with a double glazed window to the rear which allows for more natural light. There is a panelled radiator and also doors to all rooms on the lower ground floor.

Guest Cloakroom WC.

1.084m x 1.355m (3' 7" x 4' 5") A cloakroom is always a great addition to any home. Fitted with a two piece suite and comprising of a wash hand pedestal with a close coupled WC. It has been decorated to give a soothing feel and the oak flooring adds extra style. There is a panelled radiator with tiling to the water sensitive areas, an extraction fan is also in situ. .

Lounge

3.05m x 5.08m (10' 0" x 16' 8") The main formal lounge is bright and stylish with two double glazed windows one to the front and one to the rear allowing for plenty of natural light to enhance the warm cosy feel. French glazed doors lead to the conservatory with atrium glass roof. The lounge also offers numerous double sockets and TV & telephone points for all those electric gadgets. The decoration is stylish and delicate in its taste with scope for you to create your own style. There are two panelled radiators one double with the other one being single. The flooring is fashionable wood effect laminate with coving to set to the ceiling line.

Conservatory

3.20m x 3.81m (10' 6" x 12' 6") This fantastic conservatory is a great added space, ideal for entertaining friends and family members. It is also perfect to relax in during the winter months. The glass atrium style roof allows the winters sunshine in to make it a versatile room all year round. There is a free standing multi fuel wood burner that further enhances this spacious room. Designed on a brick base structure with uPVC Windows all the way round with the French Doors opening into the garden., allowing Spring & Summer to fill the room with the sound of bird song. The flooring is ceramic floor tiles and there are also fitted wooden blinds to all windows and electric sockets. A courtesy door allows for access into the garage.

Dining Room

2.39m x 2.74m (7' 10" x 9' 0") The separate dining room is situated to the front of this lovely home. Ideally it can be used as dining room, or maybe a Peloton fitness room, or even a quiet room / office the choice is yours. There is a panelled radiator and uPVC window to the front. The room is tastefully decorated to suit all tastes with laminate flooring. Consumer unit.

Kitchen

2.51m x 3.30m (8' 3" x 10' 10" minimum X 4.35m maximum (14' X 2" max) This trendy style kitchen is fitted with range of cabinets in a subtle shade of Taupe to blend in with the fresh decoration. The kitchen includes an electric Zanussi oven and induction hob with concealed Bosch extraction fan. There are modern work surfaces with tiling to the water sensitive areas which includes a spray style swan neck multi use tap. There is a 1.5 White enamel sink. This delightful kitchen also includes a large fitted storage cupboard for extra storage and all of those food nik naks! There ia a uPVC window to the side and part glazed door to the rear with cat flap and entrance to the driveway. Ceramic floor tiling helps keep it clean and tidy. There are further appliance spaces for dishwasher, washing machine and fridge freezer. The ideal boiler is also found in the kitchen with radiator.

First Floor Landing

The first floor is accessed via the entrance hallway and dog leg staircase. There is a uPVC window to the rear. Top of the stairs expect to the find the loft access with loft ladder and light. Doors to all upstairs rooms and panelled radiator.

Master Suite

3.15m x 3.38m (10' 4" x 11' 1") The master suite is beautifully decorated in neutral tones with a blue embossed background making it feel peaceful and inviting. The bedroom is fitted with two double fitted wardrobes (His & Hers) with a central door to the tasteful en-suite. Above the bed there are two decorative wall lights for that night time reading! There are numerous electrical sockets including a TV socket and it is finished with laminate flooring.

En-Suite

1.027m x 2.889m (3' 4" x 9' 6") The master suite includes this lovely en-suite. The en-suite comprises of a shower enclosure with power shower and bi-folding door to make access easier. There is also a wash hand basin with pedestal and close coupled Wc. Tiling to water sensitive areas with in set shaver socket. uPVC opaque window to the rear with inset spot lighting. The en-suite is decorated with click style laminate blue patterned flooring and with decoration to match.

Bedroom Two

2.14m x 3.39m (7' 0" x 11' 1") This lovely second bedroom is spacious and allows for a growing teenager. There is a uPVC window to the side and panelled radiator with laminate flooring.

Bedroom Three

2.21m x 2.88m (7' 3" x 9' 5") 2.21m x 2.88m (7' 3" x 9' 5") The third bedroom is located to the front of the property, although slightly smaller than bedroom two it includes a fitted wardrobe with hanging space and shelving. There is a uPVC window to the front and this bedroom also includes two double sockets and TV Point. The flooring is laminate.

Family Bathroom

1.891m x 2.229m (6' 2" x 7' 4") The family bathroom is also situated to the front of the property. Fitted with a three piece suite comprising a twin gripped panelled bath with mixer taps over and shower over and shower screen. There is also a wash hand basin and close coupled WC. Tiling to water sensitive areas. The flooring is mosaic patterned laminate. There is an opaque window to the front.

Rear Garden

The rear garden can be access from the French doors by the way of the conservatory, or by the side gate. The garden is set out with different themes for you to enjoy. There is a secluded seating area, raised decking areas, individual plant beds with shrubs. Mainly laid to a curved lawn with inset decorative stones and featured pathway. There is also a Pergola and various outdoor potting sheds and storage sheds. This is great entertainment area for friends on a warm summer's evening to enjoy.

Garage & Driveway

2.714m x 5.524m (8' 11" x 18' 1") The garage can be accessed via the door from the conservatory, or if required from the up and over door by the driveway. There is power and lighting. The roof area allows for storage and partially boarded. The driveway can take two cars maybe three depending on the size of the vehicles.

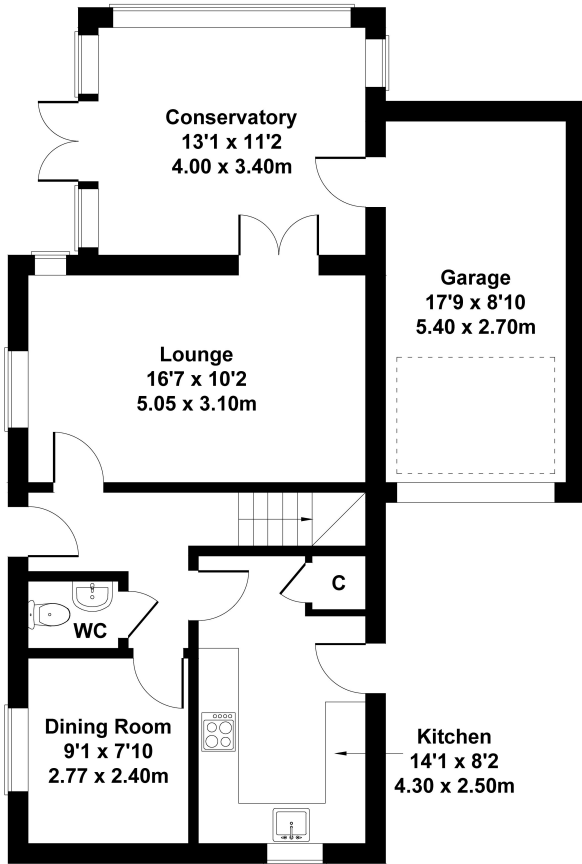
Front Garden.

The front of this property is situated on a corner. There are outside shrubs and screening the curved brick wall and a separate privet hedge to the side allowing for the storage of wheelie bins. You can walk to the front door by a pathway or by stepping up to the front door. There is also a fitted outside tap.

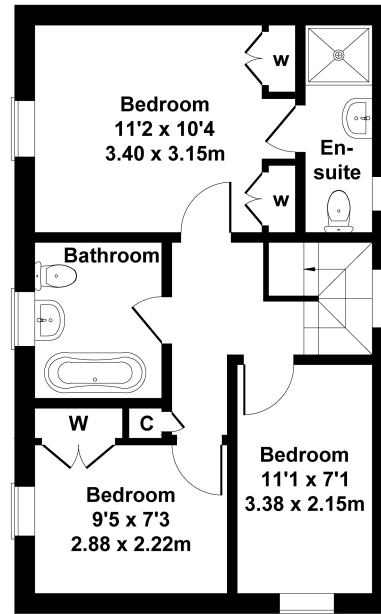


29 Weighbridge Way

Approximate Gross Internal Area
1259 sq ft - 117 sq m



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	78	
(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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