



14 Nichols Way, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6SB





## Offers in the region of £270,000

Freehold

Set within a cul-de-sac location, Frosty Fields Estate Agents are delighted to offer for sale this lovely three bedroom semi-detached family home comprising of: entrance hallway, lounge, kitchen-dining room, conservatory, three bedrooms, family bathroom. There is also front and rear gardens, off road parking and a garage. This charming family home is dressed in modern neutral tones, has a fully fitted kitchen and a conservatory which leads to a spacious decking area. Ideal for first time buyers, a family home or buy to let.







#### Hallway

Enter via a uPVC double glazed composite door to the front aspect with two full length opaque windows to the sides. Stairs rise to the first floor landing, hallway has laminate flooring, radiator and door to the lounge and telephone point.

#### Lounge

3.76m x 4.19m (12' 4" x 13' 9") This delightful lounge is warm and inviting, and open plan to the trendy kitchen - dining room. The large window to front allows for natural sunlight to flood this family living space. The lounge is dressed in neutral shades and is open plan to the main hub of any home. There is a radiator, TV and telephone points with coving to the ceiling line.

#### Kitchen

3.02m x 3.10m (9' 11" x 10' 2") This stunning fitted kitchen in Dove Grey comprises of a variety of wall and base cabinets with work surfaces over with one and a half stainless steel sink and flip mixer taps, tiling to splash back areas. Also included is a Lamona oven with gas hob and shaped canopy over. There is plumbing for washing machine and dishwasher, space for fridge/freezer. The breakfast bar is complimented with laminate flooring in pale grey, consumer unit. The uPVC window to the rear overlooks the garden. Door to storage cupboard.

#### Dining Area

2.41m x 3.02m (7' 11" x 9' 11") Enjoy the dining -room as you settle down for family meal time with the warm air making its way through from the French doors of the conservatory, or maybe eat outside with the children, there plenty of choice. The dining room is fitted with a floor to ceiling graphite style radiator.

#### Conservatory

2.31m x 2.82m (7' 7" x 9' 3") This good sized conservatory has uPVC double glazed windows to the rear and side aspects. French doors open out onto a lovely decking area, for you to sit and enjoy a lazy Sunday afternoon. Additional features include laminate flooring, wall lights, television point.

#### First Floor Landing

uPVC double glazed window to the side aspect. Stairs rising from the hallway, loft access with ladder and lighting, partially boarded, airing cupboard and doors leading to all bedrooms and bathroom.

#### Master Bedroom

3.02m x 3.78m (9' 11" x 12' 5") The light and airy master bedroom benefits from modern built in wardrobes with LED strip lighting.

There is also a radiator, and television point. You will find the uPVC double glazed window to the front aspect.

#### Bedroom Two

3.02m x 3.02m (9' 11" x 9' 11") This good sized bedroom has a uPVC double glazed window to the rear overlooking the garden. There is also radiator, television outlet socket.

#### Bedroom Three

2.03m x 2.46m (6' 8" x 8' 1") There is a uPVC double glazed window to the front aspect along with a built in single wardrobe, radiator, television outlet socket. Perfect as a bedroom or home office.

#### Bathroom

uPVC double glazed opaque window to the rear aspect. the modern White bathroom suite comprises of low-level WC, pedestal hand basin with flip tap. There is bath with super jet shower over. The bathroom is fully tiled and complimented with fashionable grey linoleum, mirrored cabinet and chrome radiator.

#### Rear Garden

Fully enclosed by timber fencing and mainly laid to lawn. A modern decking area provides a fantastic al-fresco entertainment space to chill and relax on a warm summers evening. The railway sleepers enclose a raised border of shrubs down one side of the garden. A footpath runs down to a garden patio, access can be made into the garage, there is an outside tap and sensor lighting.

#### Front Garden

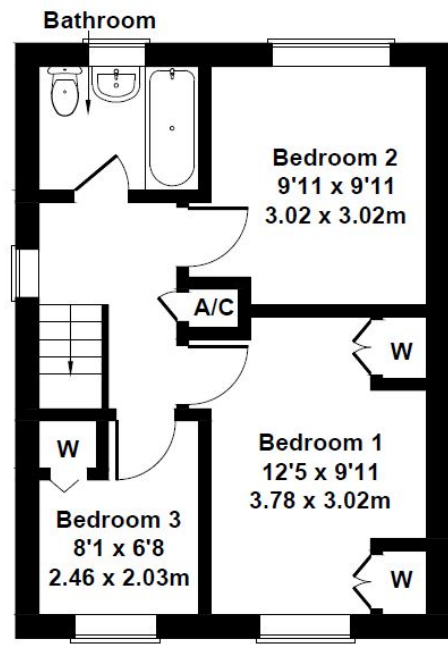
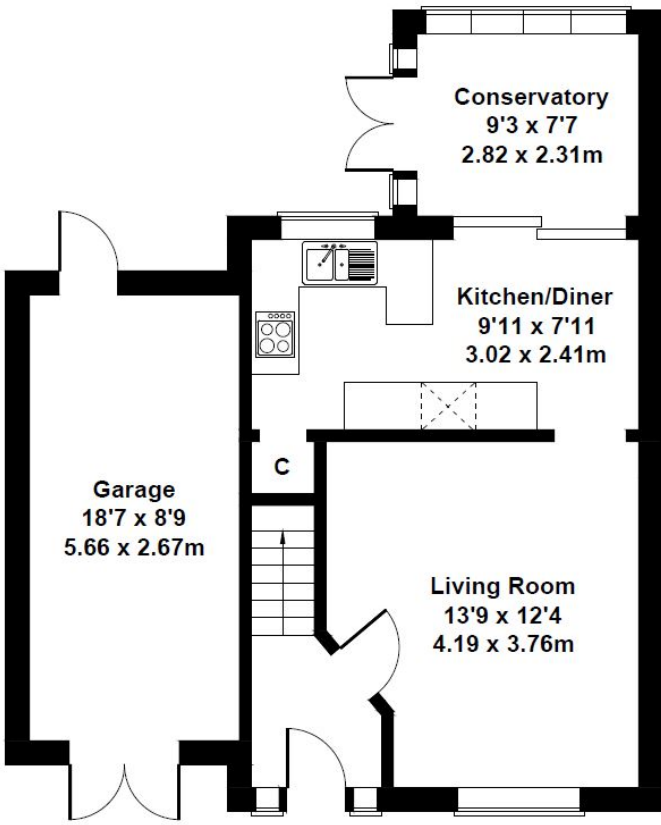
The driveway has been extended to provide off road parking. The garden is laid with gravel and has in parts been block paved. A pathway leads to the front door and additional features include security lighting and a car charging point.

#### Garage

2.67m x 5.66m (8' 9" x 18' 7") Accessed via double wooden doors, the garage has lighting and power for additional white goods, door leads to the garden.

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Approximate Gross Internal Area  
990 sq ft - 92 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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