



23 Oakleigh Close, Raunds,
Wellingborough, Northamptonshire.
NN9 6HL





£255,000

Freehold

Frosty Fields Estate Agents are pleased to introduce this lovely four bedroom semi-detached family home tucked away in a cul-de-sac location within Raunds. The property is within easy walking distance to the local Windmill Primary School and local Amenities. The Cottons Surgery is also just a short walk as well. The accommodation consists of the following Entrance lobby / workshop measuring 7' X 24' Feet with French doors the front and rear, main entrance hallway, lounge, ground floor bathroom, fully fitted kitchen with open plan to the dining room, bedroom one with cloakroom. First floor landing with three further bedrooms. Outside there is a compact enclosed rear garden and front garden with ample driveway and parking.





Entrance / Workshop

2.206m x 7.502m (7' 3" x 24' 7") Enter this beautiful semi-detached property by the opaque French doors which then open up into the covered workshop area. This area could be versatile in its use and is at the moment being used a 'Man Cave' with plenty of storage for all of those tools and equipment. There is a further set of French doors to the rear which open up onto the lovely rear enclosed garden with the birds visiting frequently to feed. The main door into the entrance hallway.

Main Entrance Hallway

Step inside this beautiful four bedroom family home and immediately feel warm and cosy. Directly in front of you are the stairs leading to the first floor and other doors leading to the lounge and ground floor bathroom and kitchen - dining room.

Lounge

3.90m x 4.85m (12' 10" x 15' 11") The spacious lounge is warm and inviting with its picture window to the front allowing for pure natural light to enhance the space. There is a featured fireplace inset with a multifuel wood burner to help keep you super warm. To either side there are useful storage cupboards. The lounge is also complemented by a double radiator and dado rail to middle height. There is a TV point and electrical sockets. The lounge also has a further double glazed window to the side allowing more light from the covered lobby / workshop area.

Ground Floor Bathroom

1.686m x 1.903m (5' 6" x 6' 3") The bathroom is fitted with a white suite with an opaque window to the rear for privacy. There are plenty of cabinets to store away all those bathing products as well, and incorporating the wash hand basin with swan neck mixer taps and multi coloured tiling to water sensitive areas. The bath is of squared edged shape and includes a hand held shower over and rain style. There is also a low level concealed WC and cistern. Flooring is fashionable.

Kitchen/ Dining Room

3.018m x 6.796m (9' 11" x 22' 4") The super extended Open plan kitchen dining room is fitted with a range of cabinets with featured two tone tiling to water sensitive areas. The kitchen is fitted with an built in electric oven and microwave and the granite style work surfaces add to the style. The ceramic hob is ideal for easy cooking with a stainless steel canopy over and with a 1.5 stainless steel sink right next to it allowing for washing up quicker, unless you want to use the integrated dishwasher. Kitchen is also fitted with a handy store cupboard with space for the washing machine. The flooring is ceramic patterned tiling.

Dining Room

The dining room is open to the kitchen area and is fitted with a sliding patio door to let the outside meet the inside on a warm spring and summer morning. Here there is room for an American style fridge freezer. Dining room is also fitted with wall lights and there is a door to bedroom one. This is great extension for when friends and family are visiting.

Bedroom One

3.00m x 3.60m (9' 10" x 11' 10") Bedroom one is on the ground floor and is a super addition for a family member who is struggling to climb the stairs. Fitted with mirrored sliding wardrobe which provides storage and hanging space. The French doors to the side allow for the outside to step inside and feel the room with warmth and mother nature on a spring and summer's day there is also an extra window to the side . The bedroom is fitted with a TV point and radiator with coving to the ceiling line. Door to the en-suite

cloakroom.

En-suite Cloakroom

1.318m x 1.384m (4' 4" x 4' 6") This delightful bedroom has the added bonus of the cloakroom. Fitted with a low level Wc and vanity wash hand basin with flip mixer tap, there is also a radiator and coving to the ceiling line.

First Floor

The first floor can be accessed from the main entrance hallway. Doors lead to all three bedrooms. The loft access is situated here with power and light and is fully boarded.

Bedroom Two

2.85m x 4.82m (9' 4" x 15' 10") Bedroom two is located to the front of the property and is spacious as well. The picturesque window allows for sunlight to stream through. Bedroom two is also fitted with a storage cupboard and radiator.

Bedroom Three

2.40m x 4.50m (7' 10" x 14' 9") This spacious bedroom is currently being used as a treatment room for Reiki. The room is fitted with two windows to the side and rear aspect This bedroom is also complete with a radiator and a built in storage cupboard.

Bedroom Four

2.35m x 2.60m (7' 9" x 8' 6") Bedroom four is also deceptive in its size and currently allows for a small double bed. Here also is where you will find the cupboard housing the boiler. The bedroom overlooks the rear garden. The picture is complete with a uPVC window to the rear and radiator

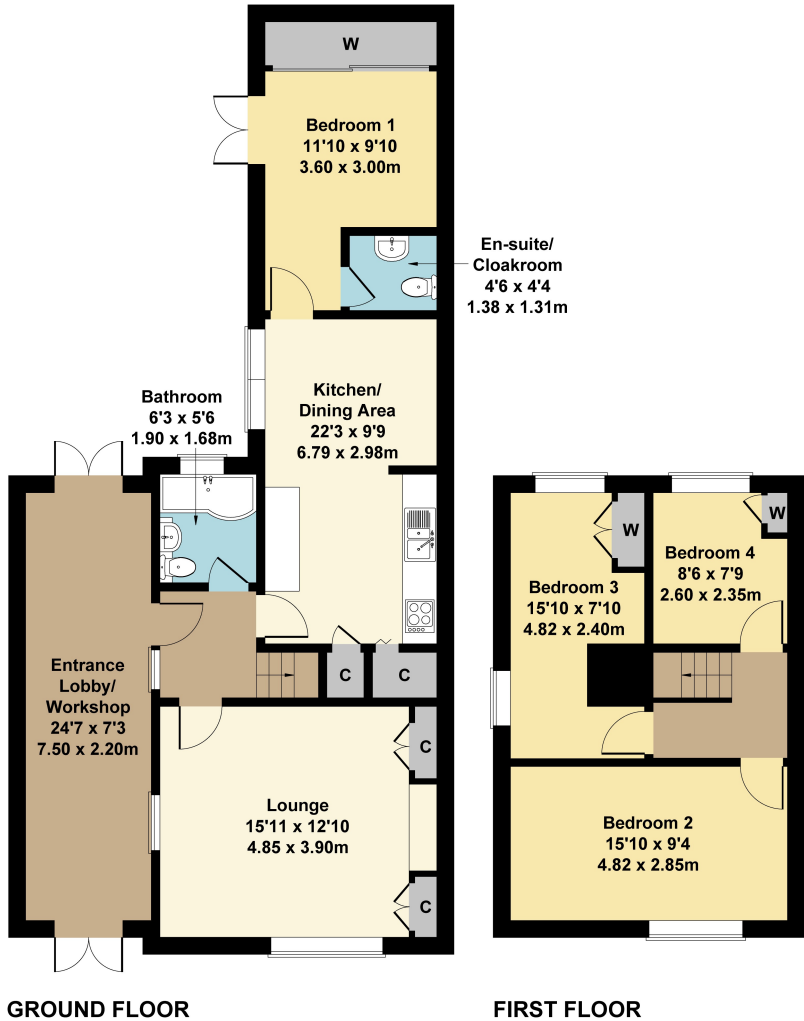
Rear Garden

Beautiful rear garden which is fully enclosed. Accessed by the French doors from the workshop or from the main sliding patio doors from the dining room and bedroom one. The garden is complemented by a small carpet of astro turf and small wall plant and shrub borders, there's even a Palm tree to keep you company. Why not sit back and enjoy the sunny west facing sunshine and read a book or relax with a glass of your favourite wine. The garden is equipped with an outside tap and water proof socket.

Front Garden/Driveway

The property is set in a cul-de-sac location and provide parking to the driveway and gravelled garden area. There is palette of light blue fencing and shed for storage. Small section of border with established shrubs.

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Approximate Gross Internal Area = 117 sq m / 1259 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(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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