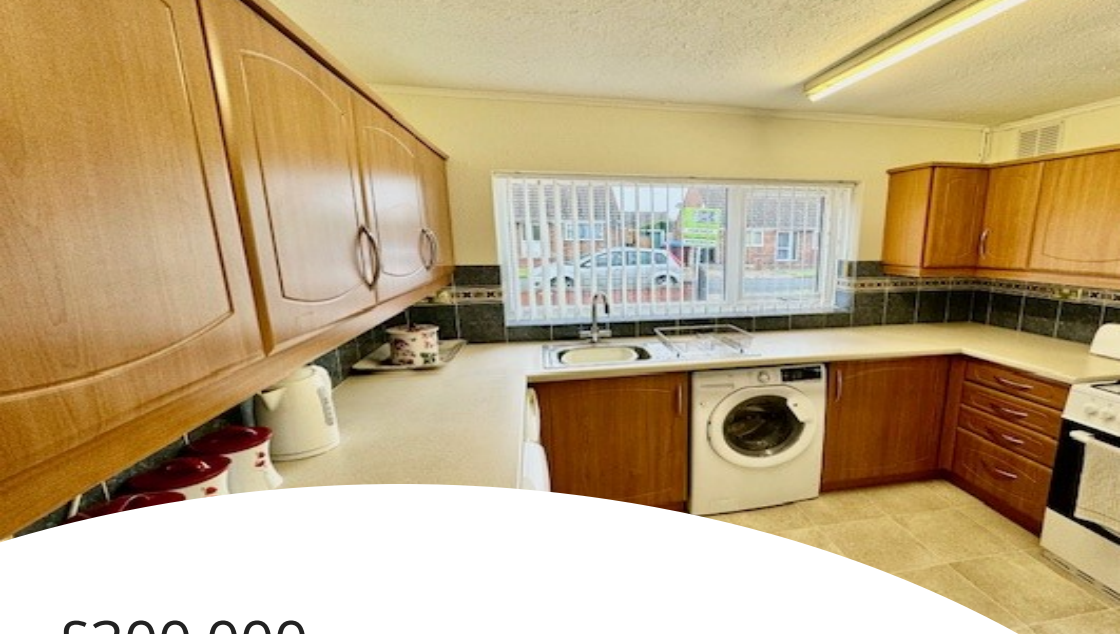




12 Westfield Avenue, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6DQ





£300,000

Freehold

\*\*\*\*No UPPER CHAIN\*\*\*\* Detached Dormer bungalow set within a sort after residential area of Raunds. Frosty Fields Estate Agents are delighted to offer to the market this lovely bungalow which offers the following accommodation: Entrance hallway, lounge, fitted kitchen, conservatory, two bedroom, stairs to upper bedroom with WC, family bathroom. There are front and rear gardens as well as a long driveway. The bungalow is set on a very generous plot and subject to planning could be easily extended. Additionally (subject to planning), the upper bedroom could be extended into the loft. If you are looking for a bungalow within walking distance of Raunds town this could be just the one.





#### Entrance porch

Enter the bungalow via a small porch to the front aspect. The porch has a brown composite door with a full length window to the side, radiator and telephone point.

#### Lounge

3.712m x 4.314m (12' 2" x 14' 2"). The generous lounge benefits from a lovely gas fireplace with brick hearth and surround. Further features include wall lights, double radiator, wall sockets, coving to ceiling and doors to hallway and stairs to upper bedroom. uPVC window to the front aspect.

#### Inner Hallway

Doors leading to kitchen, dining room bathroom and downstairs bedroom. The inner hallway also has a large storage cupboard and heating thermostat.

#### Kitchen

3.021m (min 1017.) x 3.726m (min 2.716) (9' 11" x 12' 3") uPVC window to the front and door to the side aspect. This lovely kitchen benefits from a range of wood effect wall and base units. Further features include a stainless steel sink with swan neck mixer taps over and a single drainer, work surfaces with tiling to water sensitive areas. There is space for a cooker, washing machine as well as an under counter fridge and freezer, a range of double sockets. There is attractive light vinyl flooring, strip lighting, and coving to ceiling.

#### Dining Room

2.643m x 3.035m (8' 8" x 9' 11") The dining room is to the rear of the property. The Patio doors lead out into the conservatory where the view of the garden gives a feeling of calm and relaxation. There is also a single radiator and coving to ceiling

#### Conservatory

2.357m x 3.485m (7' 9" x 11' 5") This delightful conservatory lets you admire the beautiful rear garden. It is of brick and uPVC construction, the conservatory has windows to three sides and French doors opening out onto the sizeable decking area. Place your garden furniture outside and let the summer breeze and birds song take away all for those aches and pains. Maybe you can just relax and read and take in the beauty of the garden. The conservatory also benefits from vinyl flooring, radiator and a cat flap.

#### Bedroom Two

2.782m x 4.299m (9' 2" x 14' 1") With views overlooking the lovely garden, this large ground floor bedroom is spacious and airy. It includes a radiator and wall sockets.

#### Bathroom

1.696m x 1.941m (5' 7" x 6' 4") uPVC opaque window to the side aspect. The modern bathroom is fully tiled and fitted with a white suite comprising of a low level w.c. a hand basin with mixer tap, corner cubicle with shower, vinyl flooring and strip light.

#### Bedroom One

3.040m x 4.136m (10' 0" x 13' 7") Stairs rising from small second hallway to include a dado rail. Bedroom one has a uPVC dormer window to the front aspect, radiator and electrical sockets. There is a cupboard housing a boiler, and doors from the bedroom lead to a WC and loft access. The separate WC comprises of a low level toilet (with macerator) and a small hand basin. A second door leads from the bedroom to the loft, which is a large space, boarded with power and lighting. (This could easily be extended further subject to the usual planning consent).

#### Rear Garden

This larger than average garden whilst stunning as it is, has lots of potential for the green fingered gardener. Step out from the conservatory onto the decking area. As you view this lovely garden, to the left is a large patio area for all those summer BBQs, with a lawned area straight ahead. Continue your walk through the pergola, where you will find an array of established bushes, shrubs and plants set amongst decorative gravel. The garden is fully enclosed by timber fencing, has an ornate gate on one side for access and trees along the bottom of the garden for further privacy. There is a large garden shed for all your gardening equipment, and an outside tap to water your flowers and plants on hot sunny days.

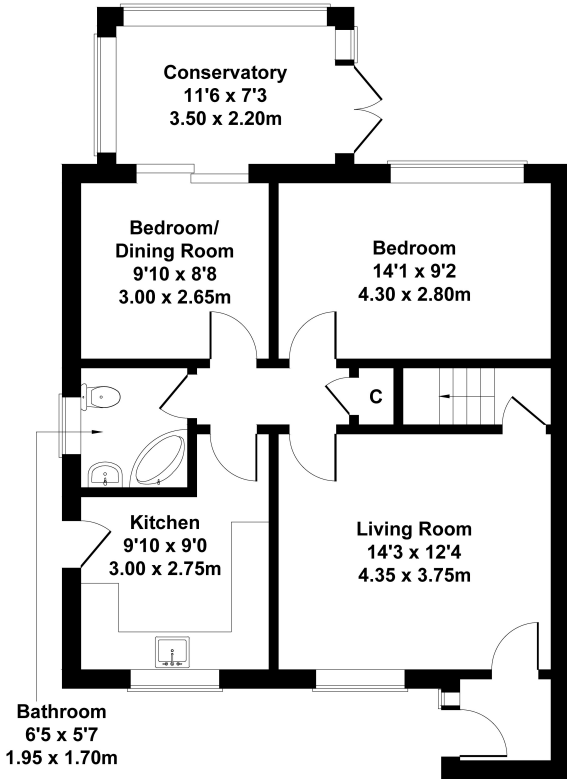
#### Front Garden.

Low maintenance front garden set mainly to decorative gravel enclosed within a low brick wall to the front and timber fencing to the sides. A long driveway allows parking for several cars.

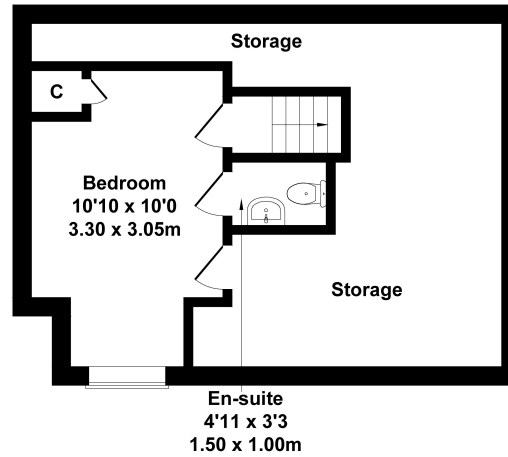


# 12 Westfield Avenue, Raunds

Approximate Gross Internal Area  
1173 sq ft - 109 sq m



GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>86</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>62</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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