



Spire House, Manor Street,  
Raunds, Wellingborough,  
Northamptonshire. NN9 6JW





£300,000

Freehold

Frosty Fields Estate Agents are delighted to offer this beautiful character style property with a stunning view of St Peter's church to the market. This three bedroomed detached house is in the old part of Raunds and is close to the local town and all amenities.





#### Entrance Porch

Step into this character property through the double glazed door to the front and window to the side. Inside the porch there is a storage cupboard and a Glazed door to the main entrance hall way.

#### Entrance Hallway

There are doors to the lounge, cloakroom and kitchen area. Stairs rising to the first floor, dado rail and under stairs storage with telephone point. The flooring is laminate and there is also a radiator.

#### Cloakroom

Always a great addition to any home. The cloakroom is fitted with an opaque window to the side for privacy. There is a low level Wc and half shaped wash hand basin with vanity unit under. Tiling to water sensitive areas. Shaver outlet point and consumer unit.

#### Lounge

3.45m x 5.00m (11' 4" x 16' 5") Traditional lounge with box bay window to the front with side window. This enriched lounge features a central chimney breast with gas coal effect fire inset. There is a wooden mantle and tiled hearth. There are featured wall lights and numerous electrical outlet sockets. TV point. French glazed sliding doors to the kitchen-dining room.

#### Conservatory

2.00m x 3.20m (6' 7" x 10' 6") Super addition to any home. This snug conservatory is perfect for relaxing in during those hot sunny days. The conservatory is also fitted with the outlet point for the automatic washing machine. There are windows to the side and rear and the door opens out onto the main driveway.

#### Kitchen-Dining room

2.704m x 5.519m (8' 10" x 18' 1") The kitchen would greatly benefit from a makeover and there must be someone willing to redesign it. Fitted with an array of pine cabinets and work surfaces over. There is a space for the cooker and there is a concealed extraction unit above. Tiling to water sensitive areas, stainless steel sink with mixer taps. The kitchen is featured with a brick built breakfast bar dividing it from the dining -room. There is a storage cupboard housing the Glow worm boiler.

#### Dining - Room

The dining room is ideal for entertaining friends and family with space for them to overspill into the lounge or conservatory. There is a radiator and dado rail.

#### First floor landing

The first floor landing is accessed from the main entrance hallway. There is a window to the side aspect allowing for light to flood in. The airing cupboard houses the cylinder tank and shelving. There is a loft access with power and light connected, loft ladder as well. The landing has a single electrical outlet socket. Doors to all featured rooms.



#### Bedroom one

3.35m x 4.40m (11' 0" x 14' 5") This very spacious bedroom it is light and airy with lots of room for wardrobes and any other furniture required. There is a window to the front elevation. Radiator and electrical outlet sockets.

#### Bedroom two

3.00m x 3.40m (9' 10" x 11' 2") Another delightful spacious bedroom with a stunning view of St peter's spire in the distance through the rear window. There is radiator and electrical outlet sockets.

#### Bedroom three

2.12m x 3.40m (6' 11" x 11' 2") The third bedroom is ideal for an office if you choose to work from home, or it is big enough as a bedroom. There is a window to the front, and there is a built in wardrobe if required. The radiator completes the picture.

#### Family bathroom

1.95m x 2.42m (6' 5" x 7' 11") A spacious bathroom awaits you, although it will require modernisation. The suite comprises of a bath, shower cubicle, low level Wc and wash hand basin with tiling to water sensitive areas. There is an opaque window to the rear for privacy. The bathroom is fitted with a radiator and shaver outlet point.

#### Garage

3.569m x 10.820m (11' 9" x 35' 6") Superb tandem garage with everything you need inside. There is an up and over door with power and lighting. Windows to the side and two windows to the rear. Door to the side. The garage is also fitted with loft hatch, inside the hatch there is loft ladder and power and lighting. Partially boarded. Plenty of room to convert if required.

#### Rear Garden

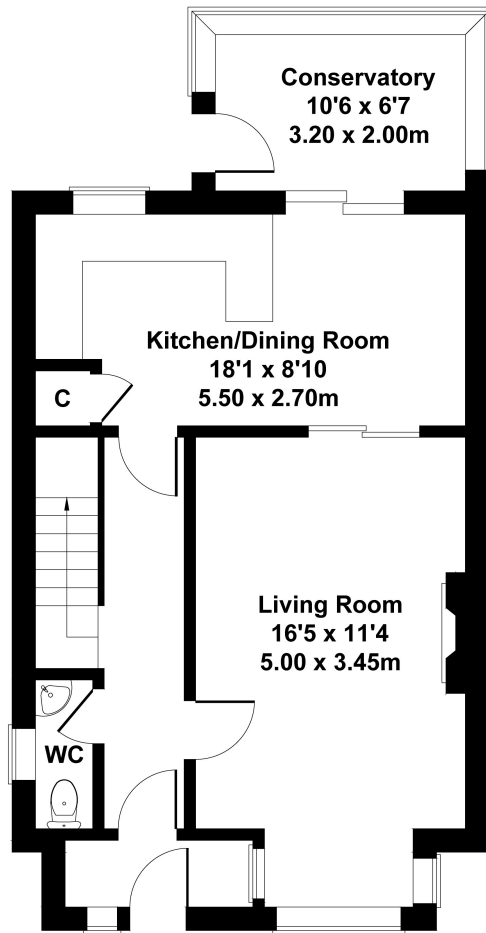
The rear garden is simply divine with the Spire of St Peter's as your view. There is an established driveway with extends to the side of the garage for hard standing. There is a canopy over as well. Footpath leads to the garage side door and opens out onto the beautiful rear garden. The garden consists of lawn areas, shrubs and plant borders. There are numerous fruit trees; i.e Pear, Apple, Peach and Plum trees to name but a few. The garden continues on with an area which could be made into a vegetable plot. There is a shed and greenhouse. If it all get too much, then why not relax in seating area and admire the hidden pond. Garden is also fitted with an outside tap and outside socket.

#### Front Garden

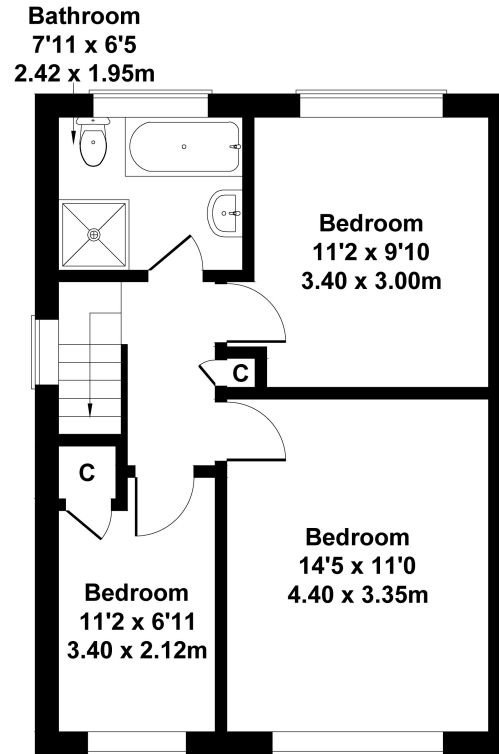
The front of this property allows you to park on the extensive driveway. There is step up by the shaped stone wall. There is a lawn area and shrub and plant borders.

# Spire House, Raunds

Approximate Gross Internal Area  
1056 sq ft - 98 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>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</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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