



10 Welbourne Close, Raunds,
Wellingborough, Northamptonshire.
NN9 6HE





£275,000

Freehold

Beautiful semi-detached bungalow in a very sought after location within Raunds. This lovely home is being offered with no onward chain, making it an ideal opportunity for those looking to move quickly into a charming and versatile property. Nestled on a quiet no through road, this delightful residence offers a perfect blend of comfortable living space and practical layout, suitable for a range of buyers including retirees, small families, or those seeking a flexible home with potential for a third bedroom. Raunds is a thriving market town located in Northamptonshire, known for its friendly community, excellent local amenities, and convenient transport links. Residents enjoy easy access to a variety of shops, cafes, parks, and schools, as well as regular bus services and road connections to nearby towns and cities. The peaceful nature of the street combined with the town's vibrant atmosphere creates an ideal setting for those looking to settle in a welcoming and well-established area.





Entrance

Step inside via the composite door to the side. Once inside the hallway is light and bright and very welcoming. There are doors to all featured rooms. The hallway is also where you will find the loft access with a loft ladder and light and partially boarded. Within the loft are the solar panels control batteries. The hallway is complemented by stylish Karndean flooring and there is a double telephone outlet socket and panelled radiator.

Lounge

3.30m x 5.50m (10' 10" x 18' 1") The elegant lounge is well proportioned throughout and the large picture window allows for plenty of sunlight to enhance the ambience. There is a central fire surround with log burner effect electric fire and tiled hearth to keep you extra warm in the winter months. The room is dressed in light decoration and there are featured wall lights as well. The room is complemented by double sockets, TV point and panelled radiator. The blinds to the window add further privacy.

Kitchen

2.30m x 3.40m (7' 7" x 11' 2") Truly a very stylish fully fitted kitchen in Cream with an array of cabinets with contrasting upstands and bushboard. There is a fitted Neff electric oven and Neff brushed steel gas hob with trendy Neff extraction system over. The kitchen also houses a louvred cupboard which handy for storage and is where the Glow Worm combi boiler is located along with controls for the solar panels. There is a space for the fridge freezer and the washing machine and dishwasher are integral. The kitchen is fitted with a large window to the front and side and below the side window is the stainless steel sink. All complemented by fashionable easy clean flooring.

Bedroom One

3.35m x 3.80m (11' 0" x 12' 6") The main bedroom is located to the rear of this exquisite bungalow and overlooks the private rear garden. The room is sizable and can easily accommodate modern furniture if required to do so. There is a window to the rear and numerous double sockets and panelled radiator.

Bedroom Two / Family Room / Dining Area

2.45m x 3.40m (8' 0" x 11' 2") Bedroom Two has total flexibility and can be used as family room or just a bedroom. One might consider using it as a dining room too. There are French doors and windows to each side which open out onto the pretty rear garden. The room is dressed currently as family room / seating area to enjoy the garden. To complete the picture there is radiator and double sockets.

Bathroom / Wet Room

1.80m x 2.15m (5' 11" x 7' 1") The main bathroom is combined to include a three quarter bath and wet style area. The suite is white and light grey tiling to all water sensitive areas. The shower in the wet area is Mira Advance. There is a low level WC and pedestal with wash hand basin which includes a grey style vanity cabinet

surround. The window to the side is opaque and also fitted with window blinds for privacy. The bathroom is heated by a graphite ladder radiator / towel rail. There is even a Dimplex electric heater. Flooring is designed for the wet room area.

Bedroom Three

2.30m x 2.40m (7' 7" x 7' 10") The third bedroom is situated to the side by the main entrance hallway. There is a window to the side aspect and includes the window blinds. The room can easily accommodate a single bed and wardrobe if required. The bedroom could also be a home office if required or creative studio.

Rear Garden

The beautiful enclosed rear garden can be accessed from the shared driveway or by the way of the French Doors from Bedroom two/ family room/ dining area. The garden is equipped with a patio and small stretch of lawn with a central footpath. Additionally the garden includes raised borders with shrubs and railway sleepers surround. At the back of the sleepers there is adequate space for a Greenhouse and plastic storage container. This garden also includes a Pergola and decking area which provides seating to admire the spring and summer months.

Garage & Workshop

2.45m x 5.00m (8' 0" x 16' 5") The garage is a roll up style shutter door with power and lighting and is approached by the shared driveway access. To the rear is separate door to the storage shed which also includes power and lighting and a window to the rear.

Front Garden

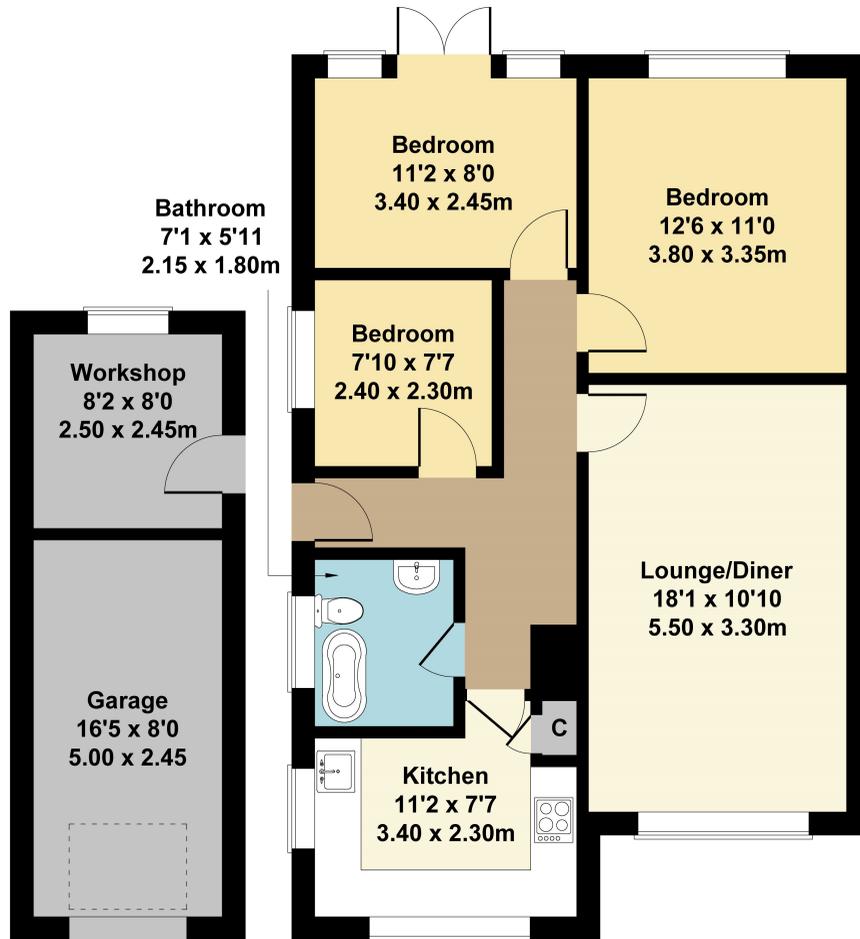
The front garden is styled in a low maintenance design which makes life easier to cope with. There is a small retaining wall to the front. The driveway is shared and on the outside of the bungalow is an outside tap and a small cupboard which houses the consumer unit. The driveway widens to the allow entry into the garage and there is plenty of space for the wheelie bins to be stowed away. The bungalow is also fitted with outside lighting.

Agents Notes

To comply with Government Money Laundering Regulations. We are required to confirm the identity of all prospective buyers at the point of agreeing a sale. We use the services of a third party and there is a nominal charge for this service. Please note that we are unable to issue a Memorandum of Agree Sale until the checks are complete.

Agents Notes: Please note that the bungalow is fitted with Solar Panels.

10 Welbourn Close Raunds



Approximate Gross Internal Area = 88 sq m / 947 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	87
(69-80) C		
(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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