



13 Whitefield Way, Raunds,
Wellingborough, Northamptonshire.
NN9 6HF





£225,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce this lovely three bedroom semi-detached bungalow to the open market with No Upper Chain attached. Although some updating is required inside this home could offer so much with improvements throughout. Accommodation comprises of: Entrance, Kitchen, lounge, three bedrooms, family bathroom. The rear garden is substantial and could offer further extension to the property subject to planning. Front is garden and long driveway for numerous vehicles.





Entrance

Door to side.

Porch

The porch area is enclosed with a window to the side aspect. This could be altered to have a door fitted subject to any regulations and council permission.

Lounge

3.30m x 4.50m (10' 10" x 14' 9") The lounge is spacious and is just waiting for someone with a keen eye to renovate it into a lovely room. Currently there is a large picture window to the front aspect and part glazed door to the porch. The room is also fitted with a central slate style fire surround with gas point and hearth. The lounge is complete with radiator and coving to ceiling line.

Internal Hallway

The internal hallway feeds direct to all rooms. Here you will find the access to the loft which is where the IDEAL combination boiler is located. The loft is also fitted with a loft ladder and lighting and partial boarding.

Kitchen - Dining Area

2.75m x 3.50m (9' 0" x 11' 6") The kitchen has been extended and would look beautiful with newly fitted cabinets, it just needs someone to make it happen. Currently there are some basic style units with roll top work surfaces over. The sink drainer is Asterite 1.5 bowl with swan neck mixer taps and tiling to the water sensitive areas. The cooker is Hotpoint with concealed canopy over. Space areas for the Fridge freezer, washing machine and freezer. Windows to the side and front and the main entrance door to the side. Radiator and flooring complete the picture.

Bedroom One

2.83m x 4.10m (9' 3" x 13' 5") The main bedroom is located to the rear and again you just need imagination to transform it. The room is generous in its size and here is where you will find the original airing cupboard and storage cupboard. Window to the rear overlooking the garden.

Bedroom Two

2.20m x 3.00m (7' 3" x 9' 10") Bedroom Two is also located to the rear of this bungalow. There is a range of wardrobes and dressing tables. Again and inline with the rest of this home there are improvements required. The bedroom is fitted with a radiator and window overlooking the garden.

Bedroom Three

3.00m x 3.35m (9' 10" x 11' 0") Bedroom Three is on the side of the property and it has potential to improve. It may have flexible use as a dining room, or maybe a treatment room or home office. You choose. Window to the side and radiator.

Family Bathroom

1.70m x 2.20m (5' 7" x 7' 3") The bathroom is also in need of modernisation and again it could be made to look beautiful with a keen eye. Currently with white suite with bath and shower attachment over, low level WC and pedestal with wash hand basin. The tiling is to middle height and protects the water sensitive areas.

Rear Garden

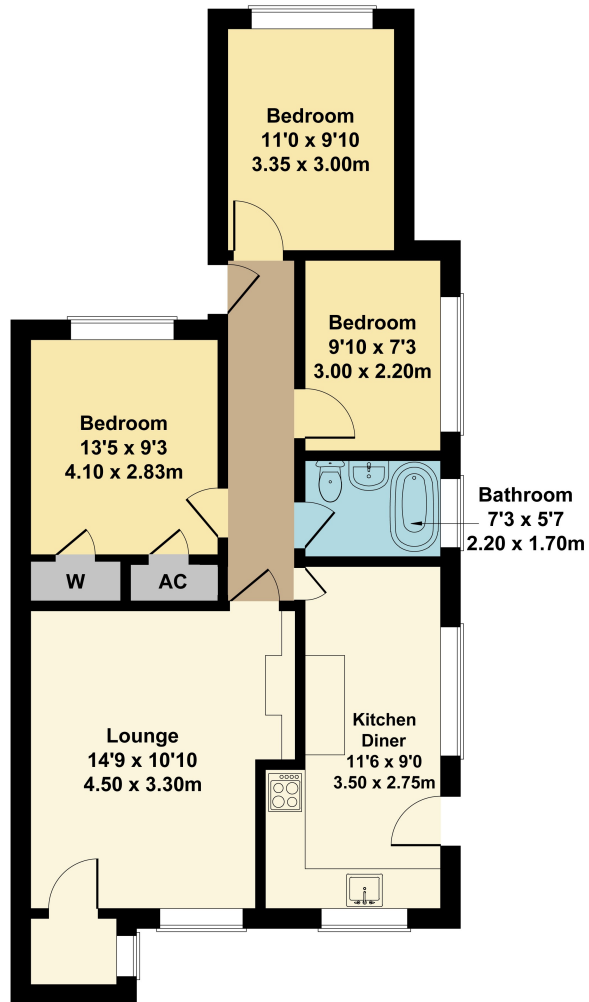
The rear garden has lots of potential for further projects. Maybe to construct a conservatory or simply redesign the garden with pergola and decking, the choice is yours. Currently it is very much low maintenance with timber fencing enclosed and open to the driveway.

Front Garden

The front of this property there is a small garden area and long driveway to the side aspect. This home could easily let you park a motor home and numerous cars subject to how you perceive the garden layout.




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Approximate Gross Internal Area = 68 sq m / 732 sq ft



| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 56 | |
| (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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