



30 Sheffield Court, Raunds,
Wellingborough, Northamptonshire.
NN9 6RQ





£230,000

Freehold

Welcome to this charming three-bedroom home located in the heart of Raunds, offering an exceptional opportunity for families and first-time buyers alike. This end of terrace property benefits from no upper chain, meaning you can enjoy a smooth and speedy purchase process. Ideally positioned in a convenient location close to essential town amenities, this residence perfectly combines comfort and accessibility. Step inside to discover a spacious reception room that serves as a warm and inviting living area, ideal for relaxing evenings or entertaining guests.





Entrance

Step inside this lovely family home via the uPVC door to the front aspect. Once inside the hallway there are steps rising to the first floor and door to the spacious lounge area. The hallway is fitted with a radiator and coving to the ceiling line.

Lounge

3.25m x 4.20m (10' 8" x 13' 9") The lounge is spacious and dressed to impress with a light and airy feel. The room is decorated in a neutral palette and can be changed subject to one's taste. The room can easily accommodate modern furniture allowing for friends to enjoy. The room is also fitted with a handy storage cupboard to hide all those household tools. There is a TV point and telephone point along with double outlet sockets. There is a large window to the front and the room is complete with a panelled radiator. Glazed door to the kitchen -dining area.

Kitchen - Dining Area

3.20m x 4.25m (10' 6" x 13' 11") Step into the spacious kitchen dining area. The kitchen is fitted with a range of dark mahogany cabinets with electric oven and gas hob with canopy over. The kitchen is complemented with contrasting work surfaces over incorporating an asterite sink drainer. Within the kitchen there are spaces for the washing machine and fridge freezer. The dining area is fitted with French doors which open out onto the private enclosed rear garden. The kitchen diner is fitted with light grey textured vinyl flooring and radiator and combination boiler.

First Floor Landing

Approach the first floor landing via the entrance hallway staircase. The landing is fitted with a handy airing cupboard to house all those towels and bedding covers. Here also is where the loft access is located.

Bedroom One

2.584m x 3.245m (8' 6" x 10' 8") Max Length 4.253 (13' 9") Bedroom one is to the front of this charming property. The room is spacious and can easily accommodate a king size bed and wardrobes if required. There is a window to the front aspect and the

room is complete with radiator and ceiling fan to keep you cool in those oppressive summer months.

Bedroom Two

1.95m x 3.20m (6' 5" x 10' 6") Bedroom two is located to the rear of the property and overlooks the private quaint rear garden. This bedroom can easily be dressed to suit one's own taste. The bedroom is fitted with a window to the rear aspect and radiator and double outlet sockets

Bedroom Three

2.20m x 2.20m (7' 3" x 7' 3") Bedroom three is also located to the rear of the property and can have flexible use if required. Maybe you work from home and so why not turn it into a home office or craft room. The bedroom also takes in the view of the garden via the window and the room is complete with a radiator.

Family Bathroom

1.55m x 2.30m (5' 1" x 7' 7") The family bathroom is fitted with a light coloured suite. The suite consists of a panelled bath with shower screen and telephone style mixer taps. There is low level WC and pedestal wash hand basin. The bathroom is tiled to all water sensitive areas. The flooring is vinyl and there is an extraction fan and the radiator. The window to the side is opaque for privacy.

Rear Garden

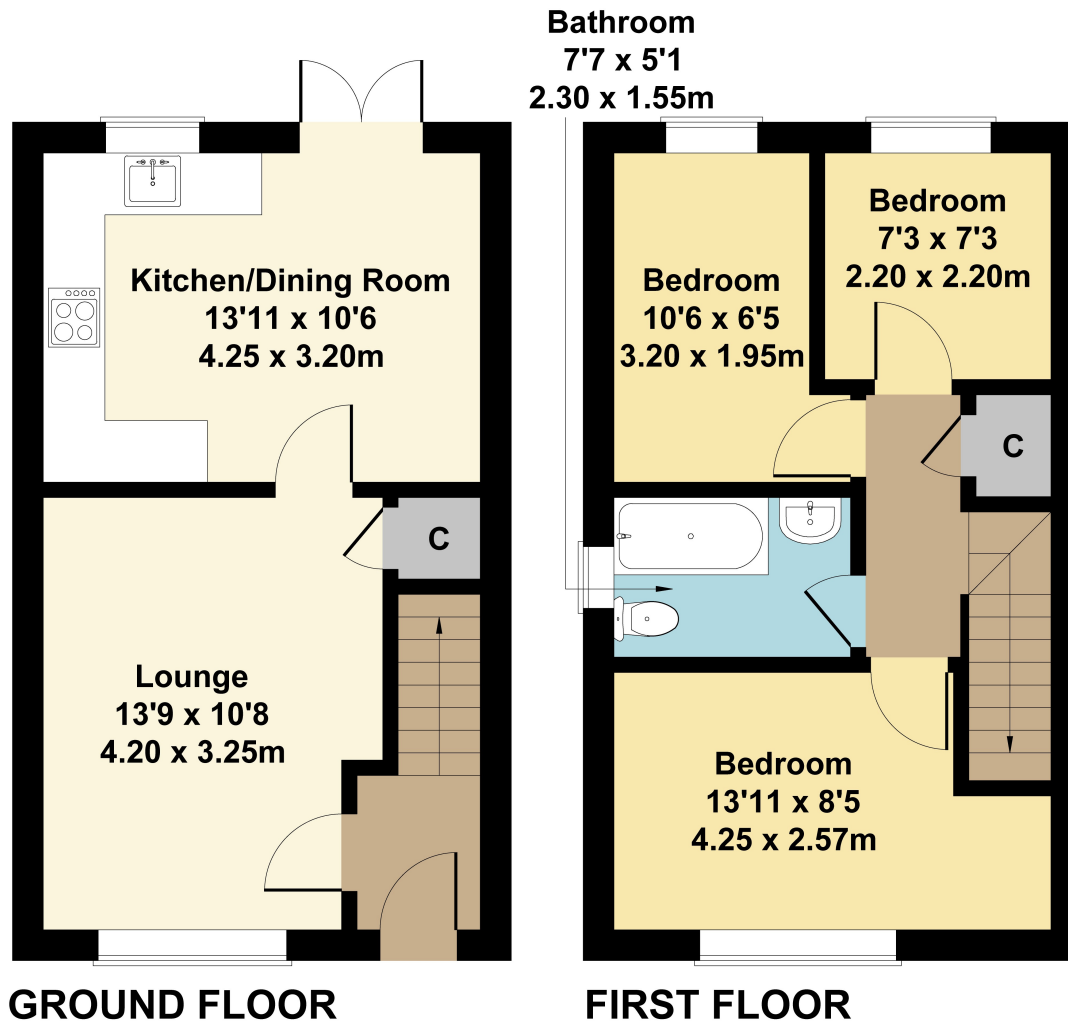
Step outside into this quaint private enclosed garden. The garden is spacious and includes a lovely patio area which then reaches out to a central footpath divided by lawns. This garden also includes two sheds one of which is slightly damaged to the floor area, and small gravel area. There are shrubs and plant borders. There is even a fruit tree. To the side of the garden is a footpath leading to the side timber gate. The property also has an outside tap.

Front Garden / Driveway

The front garden provides ample parking for 2/3 vehicles on the extensive driveway. The garden is open to lawn and shrubs and small retaining wall.



30 Sheffield Court Raunds



Approximate Gross Internal Area = 64 sq m / 689 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	80
(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

Raunds, Northamptonshire

01933 825154

nigel@frostyfields.co.uk