



14 Brawn Drive, Raunds,
Wellingborough, Northamptonshire.
NN9 6GX





£320,000

Freehold

Frosty Fields Estate Agents are pleased to introduce this smart three bedroom semi-detached family home on a quiet part of Northdale Park. The property is within easy reach of the local pocket park, schools and the town and all its amenities. Set with open expanse areas and views around, this is truly a very lovely property for first time buyers, young families or a buy to let investor. Accommodation comprises of: Entrance hallway, cloakroom, fully fitted kitchen/diner with integral appliances, lounge with French doors, three bedrooms, master with dressing area and en-suite, family bathroom. There is parking to the front for two cars and a beautiful rear garden ideal for young children and adults to enjoy.





Entrance Hall

Enter the hallway via a composite door to the front of the property. The hallway comprises of porcelain style polished floor tiles, a radiator, doors to cloakroom, lounge and kitchen/dining room and stairs rising to the first floor landing.

Cloakroom

Comprising of a contemporary white low-level WC and rectangular white vanity sink with single mixer tap, the cloakroom also has polished floor tiles, a chrome towel rail, spotlights to the ceiling, an extractor fan and a window to front aspect which is opaque for privacy.

Lounge

3.839m x 5.416m (12' 7" x 17' 9") Dressed in a palette of neutral tones and featured decorative walls and bathed in natural sunlight, this delightful lounge benefits from French doors with side windows opening out onto the beautiful rear garden. perfect for dining al-fresco whilst listening to the evening song of the blackbird. The lounge further comprises of an large storage cupboard, a radiator, TV and telephone point.

Kitchen- Dining Area

3.109m x 4.703m (10' 2" x 15' 5") This alluring fitted kitchen/diner is dressed in a range of Sage colour eye and base units with roll top wood grain effect sparkling work surfaces over with complimentary white tiling to all water sensitive areas. The kitchen further comprises of: a stainless steel one and a half bowl sink with swan neck mixer tap; built in oven with electric hob; stainless steel splash plate and shaped canopy over with extractor fan; integral fridge/freezer, dishwasher and plumbing for a washing machine. In addition, there is porcelain style polished floor tiles, spotlights to ceiling and a radiator. Completing the picture is a uPVC window to the front aspect.

First Floor Landing

Ascend the stairs from the main entrance hallway to the first floor landing with window to the side aspect. The landing is fitted with an airing cupboard housing the IDEAL combination boiler with plenty of room for those towels and bedding. There is a loft access and inside you will find partial boarding, loft ladder and lighting. The radiator completes the picture and doors to all featured rooms.

Bedroom One

2.897m x 3.222m (9' 6" x 10' 7" Dressing area not included) This modern bedroom is light and spacious and is boosted by the added addition of the dressing room area. Set towards the rear of the property and overlooking the pretty garden with open views in the distance. There is a radiator, TV point with media panel and Ethernet port and door to En-suite. The double uPVC window to the rear allows for natural sunlight to enhance room.

En-Suite

1.432m x 2.155m (4' 8" x 7' 1") This contemporary En-suite comprises of : a white low-level WC, a modern, rectangular vanity sink with draws under and a single mixer tap; an impressive double shower to wash away the stresses of the day. Further features include elegant grey contrasting effect tiles to all splash back areas, a chrome towel rail, and fashionable flooring and spotlights to ceiling.

Dressing Area

Super addition is the dressing area fitted with cabinet draws and hanging areas. Ideal for all those clothes and shoes to be tidied away.

Bedroom Two

3.183m x 3.226m (10' 5" x 10' 7") A good sized second bedroom ideal for those young children to enjoy with friends when they want to play games or to study in. The bedroom is situated to the front and fitted uPVC window , there is a radiator and TV point and grey laminate flooring.

Bedroom Three

2.108m x 2.683m (6' 11" x 8' 10") This bedroom is dressed for a young girls room but could have flexible use if required and could be transformed into a working office space if required. The bedroom overlooks the enclosed rear garden with a window to the rear aspect. The radiator completes the picture.

Family Bathroom

1.996m x 2.101m (6' 7" x 6' 11") A white suite comprising of low-level WC, vanity sink with draws under and a single mixer tap, panelled bath with shower over and rain fitment with patterned effect tiles to all splash back areas. Further features include laminate flooring, a chrome ladder radiator, spotlights to the ceiling and a uPVC opaque window to the front aspect.

Rear Garden

This delightful garden is laid with a large patio allowing for outside entertaining whilst retaining most of the summer sunshine. Why not invite family or friends for a BBQ on those balmy summer evenings? Laid mainly to lawn, a pathway leads to a wooden gate at the end of the garden. This immaculate garden is fully enclosed by timber fencing for privacy. There is a dividing picket fence so the children can enjoy the swings and play houses. Garden is also fitted with two sheds and outside waterproof socket and tap and contemporary lighting.

Front Garden

To the front of this property there are two driveways with open views across the nature reserve with St Peters Spire standing tall in the distance.

Agents Notes

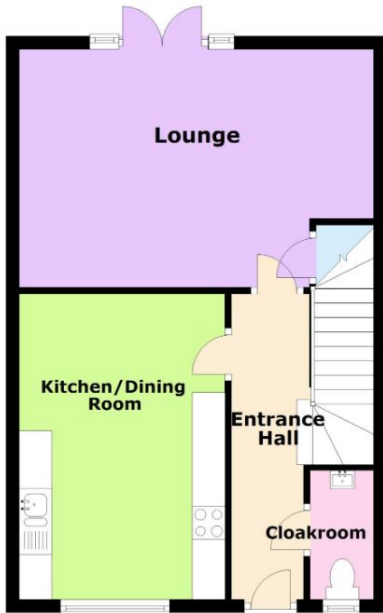
We understand that the property has a service charge as follows.
Quarterly reserve fund in advance £6.67
Quarterly estate service charge in advance £63.57.

We advise all prospective buyers to ask their legal advisors to check these details.



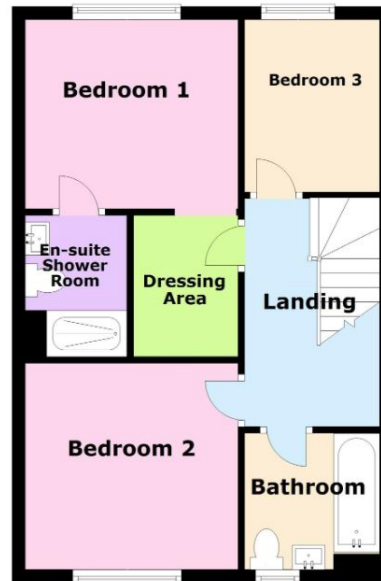
Ground Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



Total area: approx. 90.3 sq. metres (972.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(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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