



17 Fair Oaks Drive, Raunds,
Wellingborough, Northamptonshire.
NN9 6HJ





offers in Region of £265,000

Freehold

Welcome to this beautifully extended three-bedroom semi-detached house in the heart of Raunds, perfectly combining modern comforts with a warm, family-friendly atmosphere. Boasting two spacious reception rooms and a recently refitted ground floor shower room, and rear extension providing a lovely refitted kitchen with white cabinets and integral appliances. this charming home is designed to cater to your every need.

Step inside to discover a thoughtfully laid-out interior where natural light floods the living areas, creating an inviting space to relax and entertain. The two reception rooms offer versatile living options, whether you're looking to unwind in a cozy lounge or create a separate dining area for family gatherings and dinner parties. The kitchen benefits from generous space, ideal for culinary creativity and everyday living.

The property features three well-proportioned bedrooms upstairs





Entrance Hallway

Lets step inside this stylish three bedroom semi-detached family home. Once inside you will notice the fresh decoration in a neutral modern theme. Stairs rising to the first floor, doors to all rooms to include, lounge, dining room, kitchen and ground floor bathroom. Here you will notice the consumer unit with tiled ceramic flooring.

Lounge

3.94m x 4.85m (12' 11" x 15' 11") The lounge is spacious, light and airy with two windows allowing for natural light. The room is featured with a central gas fire mounted on a tiled hearth and wooden mantle surround. There is modern light laminate wood effect flooring making it easy to keep clean. This living area also includes coving to the ceiling line, electric ceiling fan and the alcoves are dressed with wall lights. There is dado rail to middle height as well. The room is fitted with TV point and telephone socket and other electrical points.

Dining Room

2.79m x 3.00m (9' 2" x 9' 10") This stylish home has a separate dining room for friends and family members to enjoy whilst eating a gourmet cooked dinner from the impressive kitchen. There are French doors which open out onto the beautiful rear garden. The room is dressed in neutral pallet with shades of light grey laminate flooring. The dining area also incorporates the two storage areas one being the airing cupboard with cylinder tank and one for those nik naks. Door to kitchen.

Kitchen

3.05m x 3.38m (10' 0" x 11' 1") This home has been extended and now boasts a stylish laid out fully fitted kitchen with white cabinets and integral appliances and vibrant black work surfaces over and upstands. Also to include a brushed stainless steel sink drainer with swan neck mixer tap and featured window to the rear allowing you to admire the garden. There is Logik oven and Beko stainless hob with glass splash plate and concealed canopy over. The kitchen is set with grey light laminate flooring with space for washing machine and tumble drier. The worcester boiler is hidden behind a cupboard situated to the window.

Ground Floor Shower Room

1.682m x 1.880m (5'5 1/2" x 6' 2") This sleek ground floor shower room has been refitted to include a double base shower tray with shower over and access by a sliding door and grab handle for safety. There is also a vanity unit and wash hand basin with waterfall dual tap and low level WC. The room is fitted with tiling throughout to the water sensitive areas and light grey laminate flooring. Heated by a chrome style ladder radiator and extractor fan. The window to the side is opaque for privacy.

First Floor

Ascend the staircase from the main entrance hallway. The landing area is fitted with loft and radiator. There are doors to all principle bedrooms.

Bedroom One

2.82m x 4.85m (9' 3" x 15' 11") Walk into the main bedroom with its picturesque window which magnifies the room with natural light. The bedroom is spacious and can easily be refitted to incorporate fitted furniture if required.

Bedroom Two

2.34m x 4.52m (7' 8" x 14' 10") The second bedroom is sizeable and can easily accommodate a double bed. There are two windows again allowing for pure natural light to enhance the space. This room could have flexible use if required for a treatment area or a teenagers break out space. Please note that this bedroom also includes the bulkhead stair case. The room is complete with radiator and electrical sockets for all those gadgets.

Bedroom Three

2.39m x 2.62m (7' 10" x 8' 7") The third bedroom is located to the rear of this extended semi -detached family home. This room would have flexible space to be an home office or a baby's nursery. There is window to the rear and radiator.

Rear Garden

Step outside from the French doors from the dining room. Once outside you are faced with neat and tidy block paving. There is a side gate allowing access onto the long driveway with an external outside tap. Lets now step up onto a small section of paving before we tread softly onto the central stepping stones with lawned areas to each side. The current owners have made a small sundial patio which is ideal for taking in those summer sunshine rays. The garden is also complimented by a small Summer House. Why not enjoy this room with a chair and radio with a cup of Tea or Coffee and let the world go by. This attractive garden also has a small shed and plant and shrubs to admire.

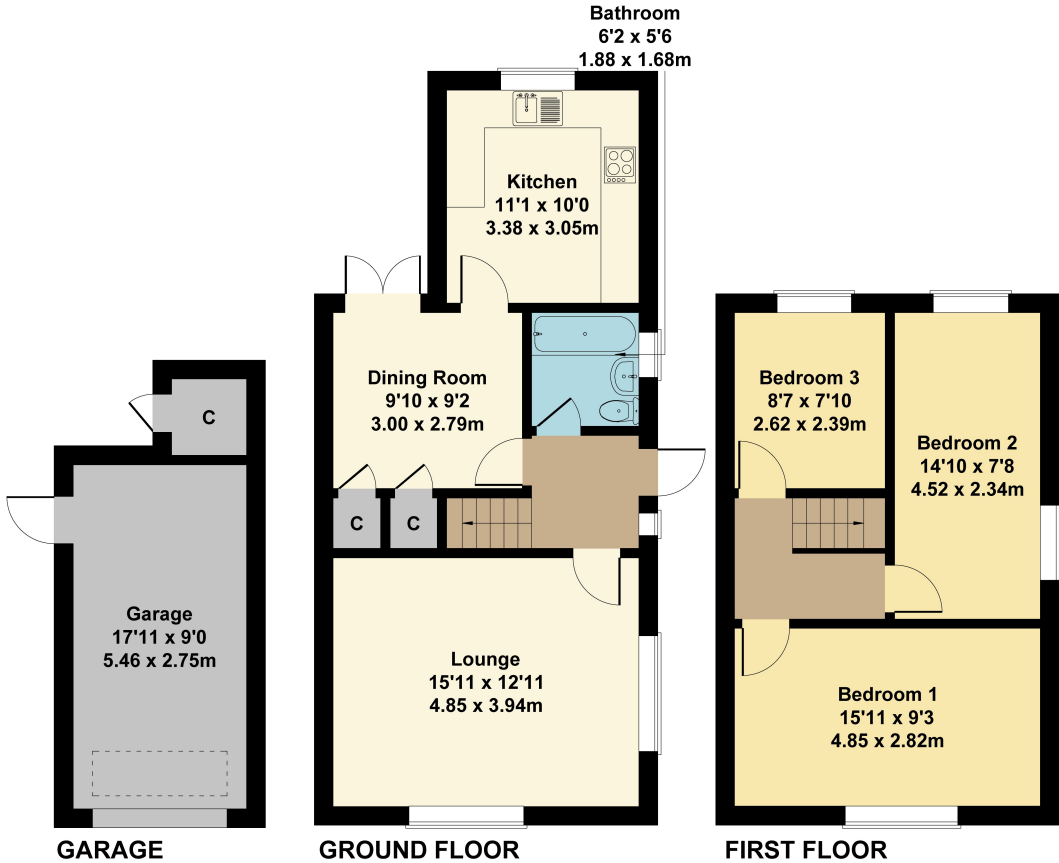
Garage

2.754m x 5.466m (9' 0" x 17' 11") The garage can be entered by the side door. There is plenty of room with power and lighting and a separate consumer breaker. There are double sockets to plug all of those gadgets into. To the rear of the garage is a small separate style brick built shed with its own door which is perfect for storing all those garden tools. The front of the garage has a up and over door.

Front Garden.

The front of this garden is naturally paved and this along with the driveway would and could accommodate a Caravan or Motor home whilst allowing for numerous cars to be parked.

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Approximate Gross Internal Area = 103 sq m / 1109 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		84
(69-80) C		
(55-68) D	59	
(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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