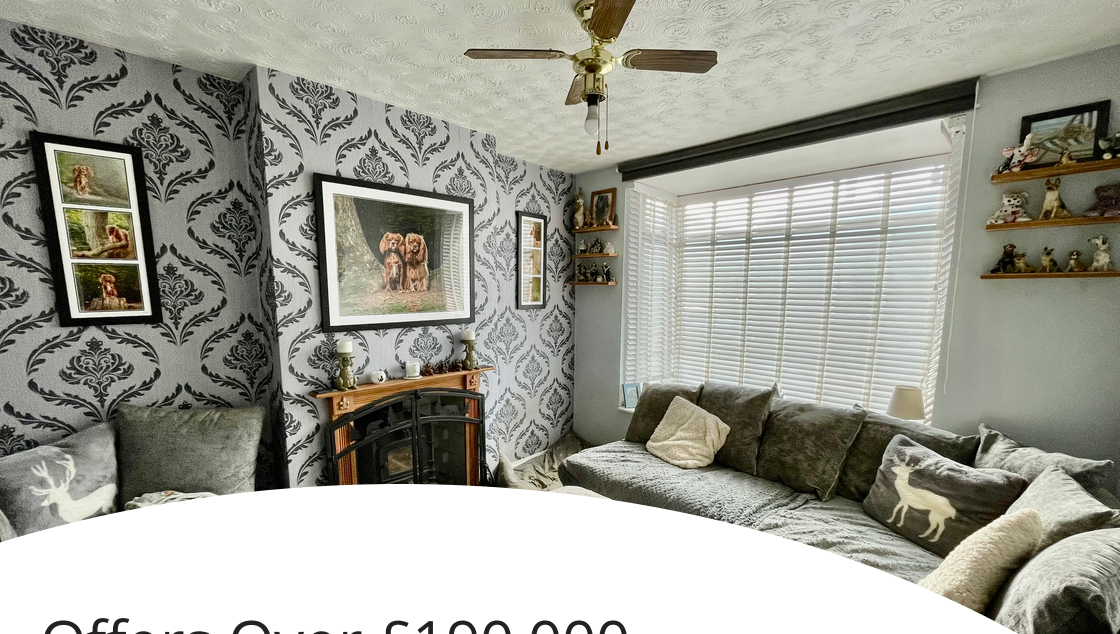




16 Spencer Street, Raunds,
Wellingborough, Northamptonshire.
NN9 6JS





Offers Over £190,000

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce this lovely end of terraced property to the market. Its situated close to the local town centre and Manor school. Accomodation comprises of entrance hall, lounge, dining room, fully fitted kitchen, utility, two large double bedrooms, and family bathroom.





Entrance Hall

Enter via a uPVC double glazed door to the front of the property. The hallway houses a consumer unit, has a radiator, doors to the lounge and kitchen and stairs rising to the first floor landing.

Lounge

3.12m x 4.22m (10' 3" max x 13' 10" into bay) uPVC double glazed bay window to the front of the property allows for lots of natural light to enhance this featured room. The lounge benefits from a lovely fireplace with mosaic hearth housing a woodburner for those cosy winter nights. Further features include radiator, TV and telephone points.

Dining Room

3.63m x 4.09m (11' 11" x 13' 5") A uPVC double glazed window to the rear of the property. This classic dining room benefits from an open fireplace, laminate flooring, a door to a handy storage cupboard with plenty of space, radiator, electric ceiling fan and door through to the kitchen.

Kitchen

2.16m x 3.53m (7' 1" x 11' 7") uPVC window and door to the side. The fully-fitted Ikea kitchen is just one year old and benefits from a range of wall and base units in light gray with roll top work surfaces over and black and white mosaic tiling to splash back areas. There is a stainless steel sink with a one and half bowl and spray swan neck tap. There is an electric oven, a gas hob, back plate with an overhead canopy with extractor fan and space and plumbing for a dishwasher. The kitchen is enhanced by floor tiles, a radiator and a door leads from the kitchen into the utility room.

Utility Room

1.80m x 2.01m (5' 11" x 6' 7") This super utility addition is fitted a uPVC double glazed window to the back of the property. The utility room benefits from vinyl flooring and has space for a fridge/freezer and plumbing for a washing machine and tumble dryer.

Landing

Stairs rising from the first floor, doors leading to

bedroom one and two and the family bathroom. Telephone point.

Bedroom One

3.48m x 4.72m (11' 5" x 15' 6") This spacious master bedroom is fitted with two uPVC double glazed windows to the front elevation. Bedroom one benefits from virgin media panel, an electric ceiling fan and a radiator. There is a door to an internal corridor which leads to bedroom two and to the bathroom.

Internal corridor

Radiator and loft access where the loft is partially boarded.

Bedroom Two

3.63m x 3.68m (11' 11" x 12' 1") Spacious double bedroom fitted with a uPVC double glazed window to the rear elevation overlooking the courtyard garden. Radiator

Bathroom

2.023m x 3.690m (6' 8" x 12' 1") Spacious family bathroom with obscure uPVC double glazed window to the rear of the property. The bathroom has a modern white bathroom suite consisting of a bath with shower over and Bi-folding shower screen, pedestal hand basin and low-level WC. There is white tiling to splash back areas, laminate flooring, a radiator and an airing cupboard housing a Worcester combi boiler.

Courtyard Garden

The garden is completely enclosed by a brick wall to the end of the garden and timber fencing to both sides. The garden is mainly laid with patio slabs with gravel borders. There is a side gate to a shared access alleyway.

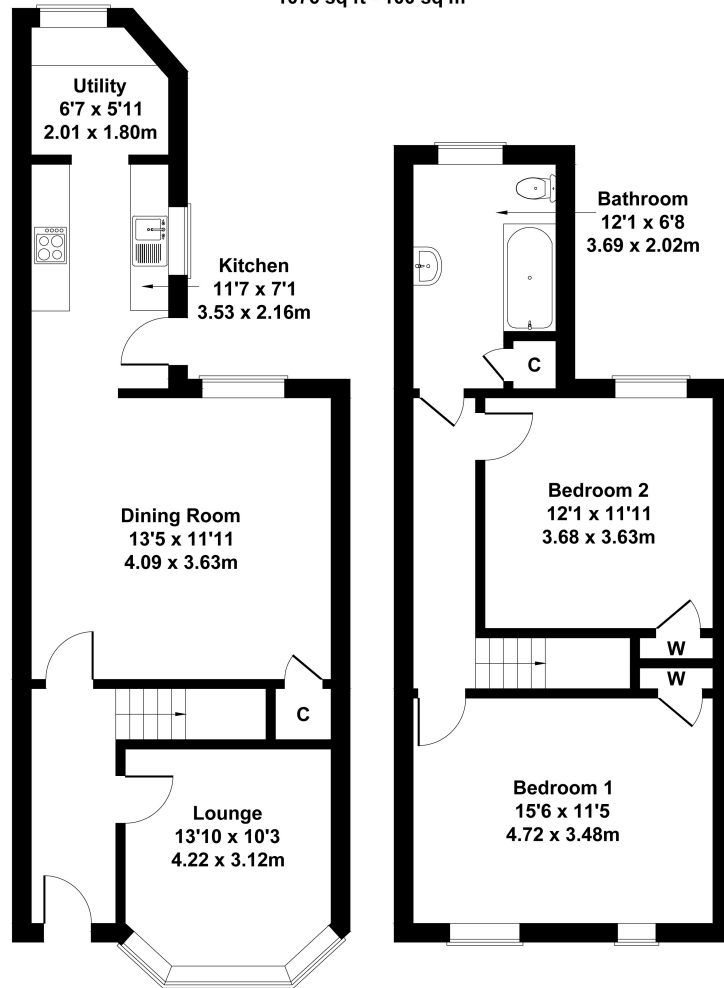
Front Garden

Small front garden enclosed by a low brick built wall.



16, Spencer Street, Raunds

Approximate Gross Internal Area
1076 sq ft - 100 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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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