




3 Nichols Way, Raunds,  
Wellingborough, Northamptonshire.  
NN9 6SB





£262,500

Freehold

Frosty Fields Estate Agents Ltd are pleased to introduce this lovely refurbished semi-detached family home within Raunds. This home has been vastly improved by its current owners. There is simply nothing more for you to do apart from arrange your furniture, switch on the TV and order a takeaway with a glass of wine. Accommodation comprises of entrance hallway with vertical radiator, spacious lounge, beautiful refitted kitchen with appliances and dining room, conservatory, three bedrooms and a refitted bathroom suite. Outside enclosed rear garden with patio, lawn and shrubs, and a single detached garage.





### Entrance Hall

Lets step inside via the grey composite door and first thing to expect is the modern fresh hallway with a stain glass motif opaque window to the front and opaque window to the side. The current owners have laid smart laminate flooring and fitted a stylish vertical graphite radiator. Stairs rising to the first floor and door into spacious lounge.

### Lounge

3.75m x 4.19m (12' 4" x 13' 9") The lounge is bright and airy with that contemporary feeling. The open plan lounge offers space for today's modern wrap around furniture. There is a TV point and telephone point and radiator. The flooring again is fashionable laminate and there is leaded bay uPVC window to the front aspect and under stairs cupboard.

### Kitchen/Diner

3.02m x 5.15m (9' 11" x 16' 11") This is truly a stylish refitted kitchen from Wicks set in palette of hi-gloss Grey with a full range of cabinets. Wow lets get cooking!! This kitchen has everything you need to enjoy. There is a wide space for and American fridge freezer. The double Beko oven with built in Beko microwave with induction hob will make cooking easy. The work surfaces are in white with dazzling grey lines throughout. There is a stainless steel sink drainer with mixer tap. There is also a handy breakfast bar. The kitchen is also fitted with underneath quadrant lighting and white tiling to the water sensitive areas. Flooring is laminate. Window to the rear aspect and door into the conservatory and inset lighting.

### Conservatory

3.04m x 3.27m (10' 0" x 10' 9") This conservatory is a great addition to this lovely home. There are French doors which open out onto the enclosed rear garden. Inside the flooring is polished floor tiles and windows opening out. Conservatory also has an electric ceiling fan and socket.

### First floor landing

The first floor can be accessed by the entrance hallway. Upon reaching the landing there is a leaded uPVC window to the side aspect. The loft is partially boarded with ladder and light. The landing is also how to the airing cupboard housing the cylinder tank and Ideal boiler. doors to all rooms.

### Bedroom one

3.20m x 3.75m (10' 6" x 12' 4") The main bedroom is light and airy with a large window to the front. This bedroom is a perfect size for modern sized bed and bedroom furniture. The room is complete with radiator and sockets.

### Bedroom Two

2.99m x 2.99m (9' 10" x 9' 10") Bedroom two is also can easily accommodate a modern double bed. The room is fitted with mirrored wardrobes with room to store. The bedroom is complete

with radiator and electrical sockets.

### Bedroom Three

2.00m x 2.43m (6' 7" x 8' 0") Bedroom three is currently being used as an home office. This bedroom could also be used as a nursery for any couple with a newborn baby

### Shower room

1.648m x 1.984m (5' 5" x 6' 6") Beautiful refitted bathroom which now includes a corner style shower cubicle to take away those aches and pains after a long day. The bathroom is also trendy vanity unit and square edged basin with flip mixer tap. The ceiling is fitted with inset lighting and there is a double graphite radiator. There is stylish wall and floor tiling and a opaque window to the rear.

### Rear garden

Beautiful garden with different themed areas to enjoy. Why not sit outside on the paved seating area in the morning sunshine and enjoy a fresh cup of coffee and listen to the birds and their chorus. The garden is also laid to lawn with a lovely eucalyptus tree and shrubs to admire. There ia garage and extensive block paving with decorative gravelled areas to tender. The home is also fitted with an outside tap and detached single garage.

### Garage

3.20m x 6.117m (10' 6" x 20' 1") Super addition is this garage which includes a remote controlled door. Inside there is power and lighting and a separate consumer breaker. There is a window to the side, however this is currently blocked out.

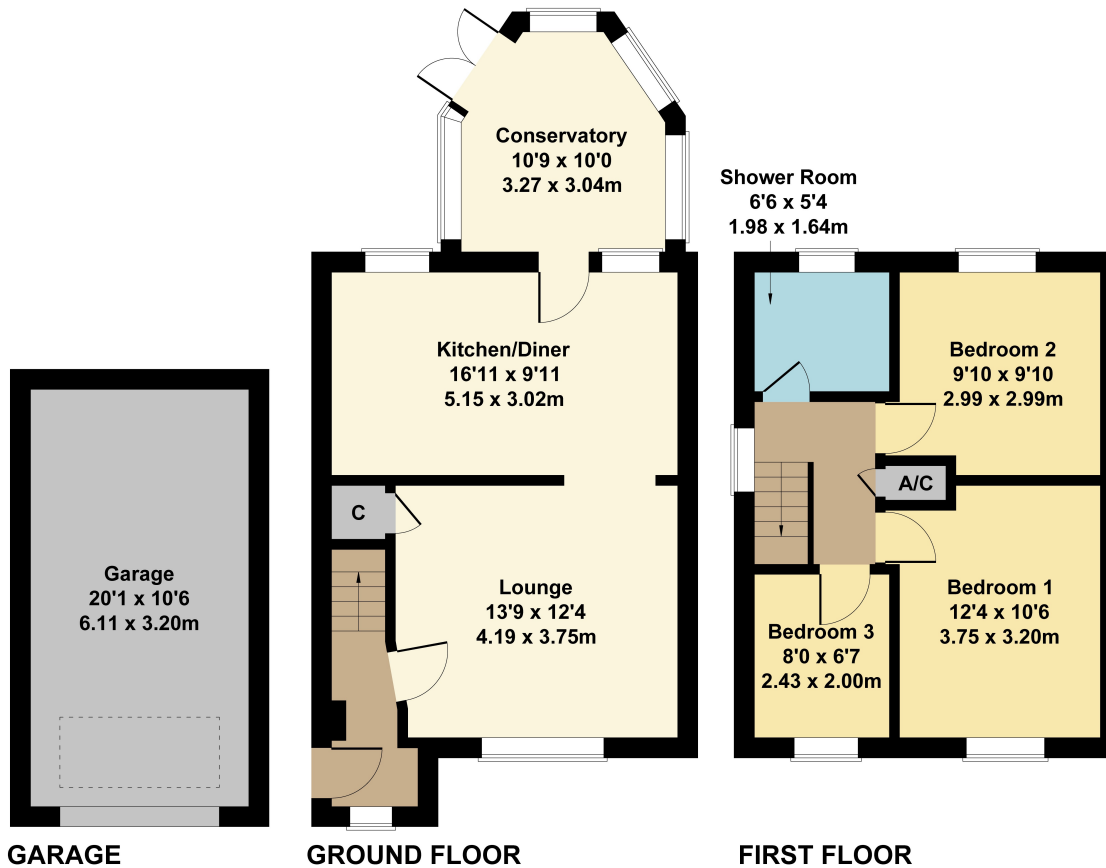
### Gym Area

2.262m x 5.252m (7' 5" x 17' 3") This added area is ideal if you want to continue the theme as a working work out area. There are double wooden doors which open out onto the rear garden and onto the block paving. There is also a wooden gate out onto the driveway.

### Front Garden & Driveway

The front of this property provides plenty of space for numerous vehicles to park. Maybe you have a caravan or a motor home which would easily accommodate one of these vehicles. There is an outside double water proof outlet socket.

## 3 Nichols Way, Raunds



Approximate Gross Internal Area = 82 sq m / 883 sq ft (Excluding Garage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Raunds, Northamptonshire

01933 825154

nigel@frostyfields.co.uk