



Nichols Way, Raunds Wellingborough  
**£270,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Refurbished 3 bedroom semi, offering open plan accommodation
- Re-fitted kitchen/ diner with built in kitchen appliances and breakfast bar
- Driveway providing off-road parking for several vehicles
- Quiet cul-de-sac position
- Versatile timber frame lean to currently being used as a gym

Accommodation includes:

## Entrance hall

Entered via double glazed door, leaded glazed window to front and side aspect, laminate flooring, vertical radiator and stairs to first floor landing. Door to:

## Lounge

4.19m x 3.75m (13' 9" x 12' 4") Leaded double glazed bow window to front aspect, panelled radiator, laminate flooring. Under stairs storage cupboard and walkway through to:





### Kitchen/Diner

3.02m x 5.15m (9' 11" x 16' 11") A re-fitted kitchen comprising a range of high and base level cupboard units with drawer space fitted with rolled edge work surface areas and tiled splashback's. A one and a half bowl single drainer sink unit with mixer tap, built-in appliances to include induction hob with extractor fitted over and double eye-line oven. Further space for large American style fridge/freezer and integrated microwave. Built in breakfast bar. Recess downlights, laminate floor and opening to dining area.

### Conservatory

3.04m x 3.27m (10' x 10' 9") PVC double glazed windows to rear and side aspects fitted with a polycarbonate roof, double doors to garden and laminate flooring.

### Landing

Double glazed window to side aspect, panelled radiator, access to loft and doors to:

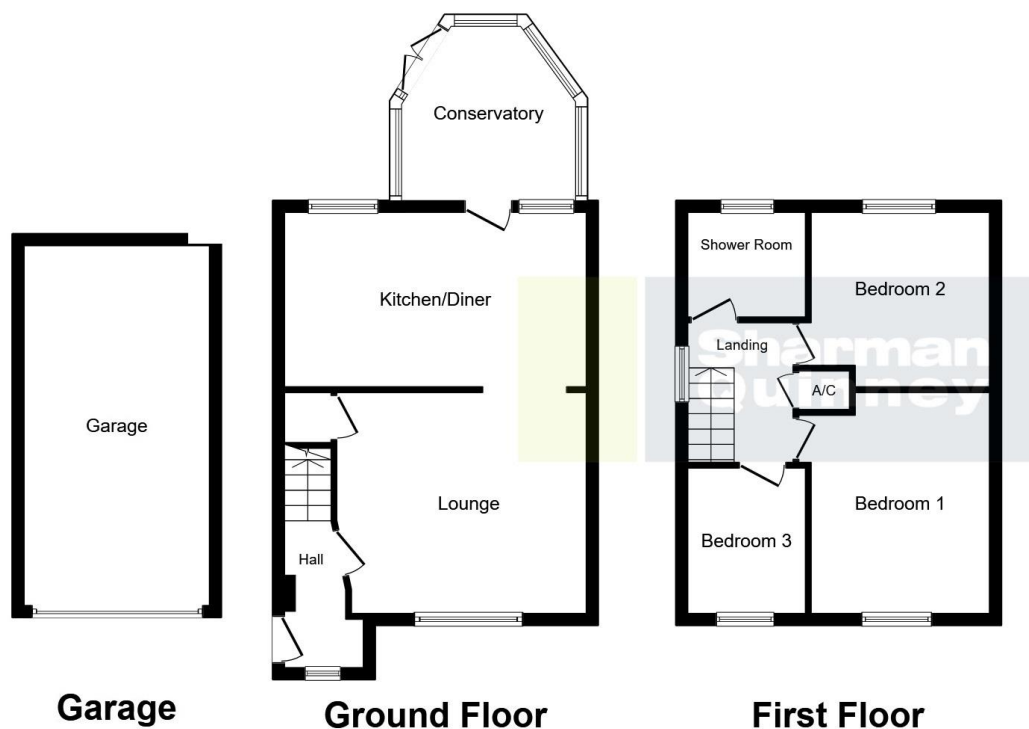
### Bedroom one

3.75m x 3.20m (12' 4" x 10' 6" incl. door recess)  
Leaded double glazed windows to front aspect and panelled radiator.

### Bedroom two

2.99m x 2.99m (9' 10" x 9' 10") Double glazed windows to rear aspect, panelled radiator, built-in mirrored fronted double wardrobes with hanging space and shelving





**Bedroom three**  
2.43m x 2.00m (8' x 6' 7") Leaded double glazed windows to front aspect, panelled radiator and laminate flooring.

**Shower room**  
A re-fitted suite comprising a shower enclosure, vanity wash hand basin with mixer tap and cupboards space below, close couple WC. Stylishly tiled from floor to ceiling, recess downlights obscure double glazed window to rear, vanity mirror with LED lighting. Tiled flooring

**Outside**

Having an immediate block paved drive leading to a single garage with lighting and power the remainder of the garden is laid to lawn with gravelled borders enclosed by timber panel fencing.

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