

**Mike  
Neville**  
**ESTATE AGENTS**



**14 East Langham Road, Raunds,  
Northamptonshire, NN9 6LG**



# 14 East Langham Road, Raunds, Northamptonshire, NN9 6LG

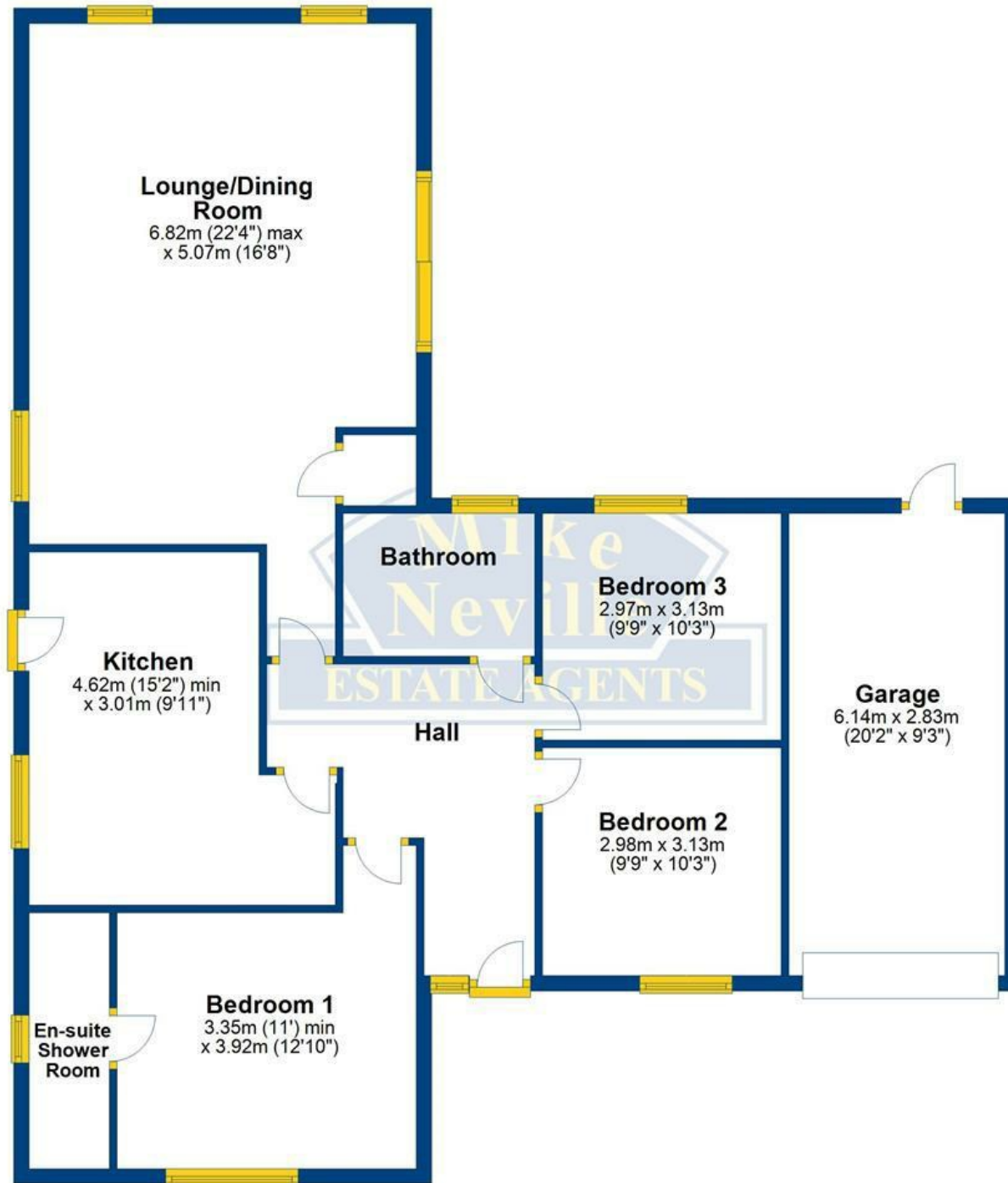
**£375,000 Freehold**

*Offered to the open market for sale is this individually built detached bungalow, situated in a private position on at the end of a no through road. Benefiting from superb views to the rear overlooking St Peters Church, as well as the rear garden being private and quiet. Boasting three bedrooms, en-suite shower room to the master bedroom, family bathroom, a spacious lounge / dining room and good size kitchen. Externally, you will find a good size rear garden, single garage and off road parking for a minimum of two vehicles. An immediate viewing is advised, NO ONWARD CHAIN*

- **No Onward Chain**
- **Individually Built**
- **Spacious lounge/dining room with arched windows with views to St Peters Church**
  - **En-suite To Master Bedroom**
  - **Garage & Off Road Parking**
- **Cul-De-Sac Location**
- **Fantastic Road Links**
  - **Three Bedrooms**
- **Fully Enclosed Rear Garden with views over St Peters Church**
  - **Energy Efficiency Rating - C69**

## Ground Floor

Main area: approx. 105.0 sq. metres (1130.0 sq. feet)  
Plus garage, approx. 17.4 sq. metres (187.0 sq. feet)



Main area: Approx. 105.0 sq. metres (1130.0 sq. feet)

Plus garage, approx. 17.4 sq. metres (187.0 sq. feet)

## Location

East Langham Road is a continuation of Langham Road which in turn can be found off Windmill Lane. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

D

## Energy Rating

Energy Efficiency Rating - C69

Certificate number - 8600-7100-0422-3221-3473

## Accommodation

Accommodation

## Hall

### Lounge / Dining Room 22'5" x 16'8" (6.82m x 5.07m)

Maximum measurement, including cupboard, plus door recess.

A superb a very spacious room offering a slightly raised dining or snug area that features hard flooring. The main lounge area has sliding doors that open to the rear garden, and large arched windows with views out behind the property and through to St Peters Church.

### Kitchen 15'2" x 9'11" (4.62m x 3.01m)

Minimum measurement, plus door recess.

Range of base and wall cupboards.

Space and plumbing for slimline dishwasher.

Space and plumbing for washing machine.

Built in oven, electric hob and extractor hood.

Wall mounted gas fired Vaillant boiler for central heating.

### Bedroom 1 11'0" x 12'10" (3.35m x 3.92m)

Including built in wardrobes and drawers, plus door recess.

### En-suite Shower Room / WC

Modern white suite comprising separate shower cubicle, pedestal wash hand basin and low flush wc. Full tiled surround and floor. Heated towel rail.

### Bedroom 2 9'9" x 10'3" (2.98m x 3.13m)

### Bedroom 3 9'9" x 10'3" (2.97m x 3.13m)

### Bathroom / WC

White suite comprising a wood panelled bath, pedestal wash hand basin and low flush wc. Half tiled surrounds and tiled floor.

## Outside

## Front

Block paved and paved frontage, with gated access through to the rear garden.

## Driveway Parking

Block paved for a minimum of two vehicles.

### Garage 20'1" x 9'3" (6.14m x 2.83m)

Maximum measurement.

Electric up and over door to front.

Power and light connected.

Hot water cylinder.

## Rear Garden

Spacious L-shaped rear garden with views out behind the property and through to St Peters Church. The garden benefits from a large patio area that leads to the lawned garden, and has a path round to the front of the property.

## Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

## Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

## Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

## Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





























**Mike  
Neville**  
**ESTATE AGENTS**

**14 East Langham Road  
Raunds  
Northamptonshire  
NN9 6LG  
£375,000 Freehold**

Neville House, 67 Wellingborough Road, Rushden, Northamptonshire, NN10 9YG  
T: 01933 316316 | E: sales@mike-neville.co.uk | www.mike-neville.co.uk



RUSHDEN  
01933 316316

BEDFORD  
01234 327455

WOBURN  
01525 290393

HITCHIN  
01462 438979

Registered in England 4144174

*Auction Rooms*  
**CHARLES ROSS**  
FINE ART AUCTIONEERS  
AND VALUERS  
01525 290502