



**Connells**

Kelmarsh Avenue  
Raunds WELLINGBOROUGH



### Property Description

\*\*\* This four bedroom detached home is well presented throughout and is offered to the market with no upper chain. Benefiting from two reception rooms, kitchen diner + utility, cloakroom, bathroom & en-suite as well as Gardens to front & rear, garage & off street parking.... what's not to love? \*\*\*

### Entrance Hall

Double glazed door to front elevation, stairs rising to first floor landing, radiator.

### Cloakroom

Low level wc, wash hand basin and radiator.

### Study

11' 3" x 7' 3" (3.43m x 2.21m)

Double glazed windows to front and side elevations and radiator.

### Lounge

17' 7" x 11' (5.36m x 3.35m)

Double glazed French doors to rear elevation, three double glazed windows to side elevations and two radiators.

### Kitchen Diner

21' 3" x 9' 2" (6.48m x 2.79m)

Double glazed French doors to rear elevation and double glazed window to front elevation. Fitted kitchen with a range of wall and base units with work surfaces over and 1.5 bowl stainless steel sink drainer. Double electric oven and gas hob with cooker hood over. Integrated dishwasher and fridge freezer.

### Utility Room

Double glazed door to rear elevation. Fitted with a range of base units with work surfaces over and stainless steel sink drainer. Plumbing and space for washing machine, wall mounted boiler and radiator.

## First Floor Landing

Airing cupboard, loft access and radiator.

## Bedroom One

13' 3" Max x 11' 9" (4.04m Max x 3.58m)

Double glazed window to front elevation and radiator.

## En-Suite

Double glazed window to front elevation. Shower cubicle, low level wc and wash hand basin with tiling to water sensitive areas and radiator.

## Bedroom Two

11' 9" x 11' 3" (3.58m x 3.43m)

Double glazed window to front elevation, storage cupboard and radiator.

## Bedroom Three

11' 3" x 11' (3.43m x 3.35m)

Double glazed windows to rear and side elevations and radiator.

## Bedroom Four

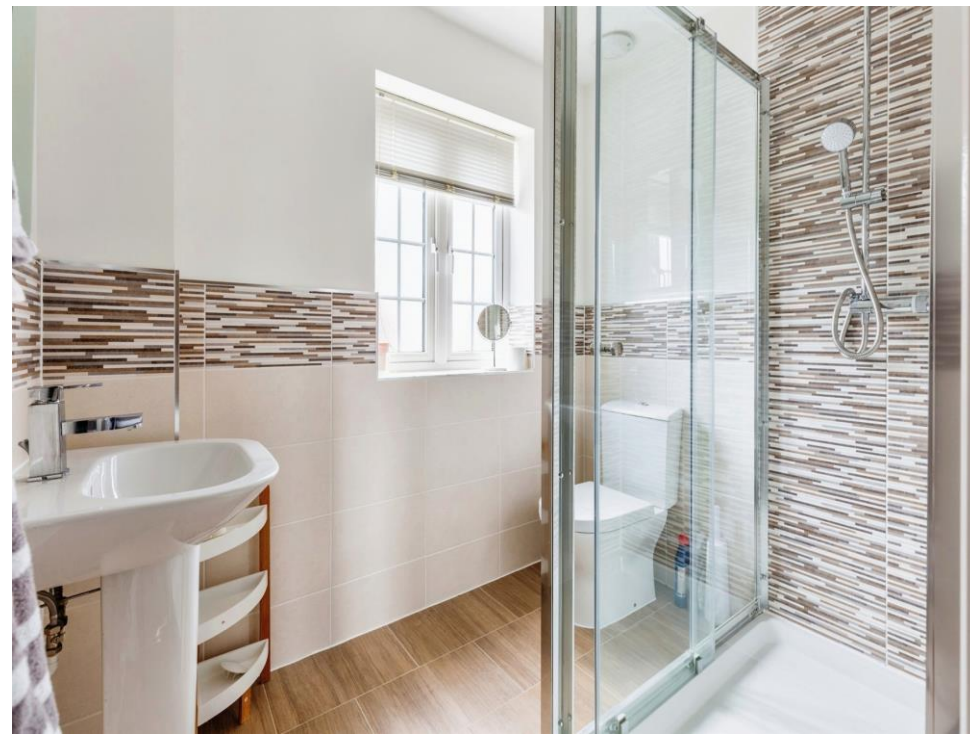
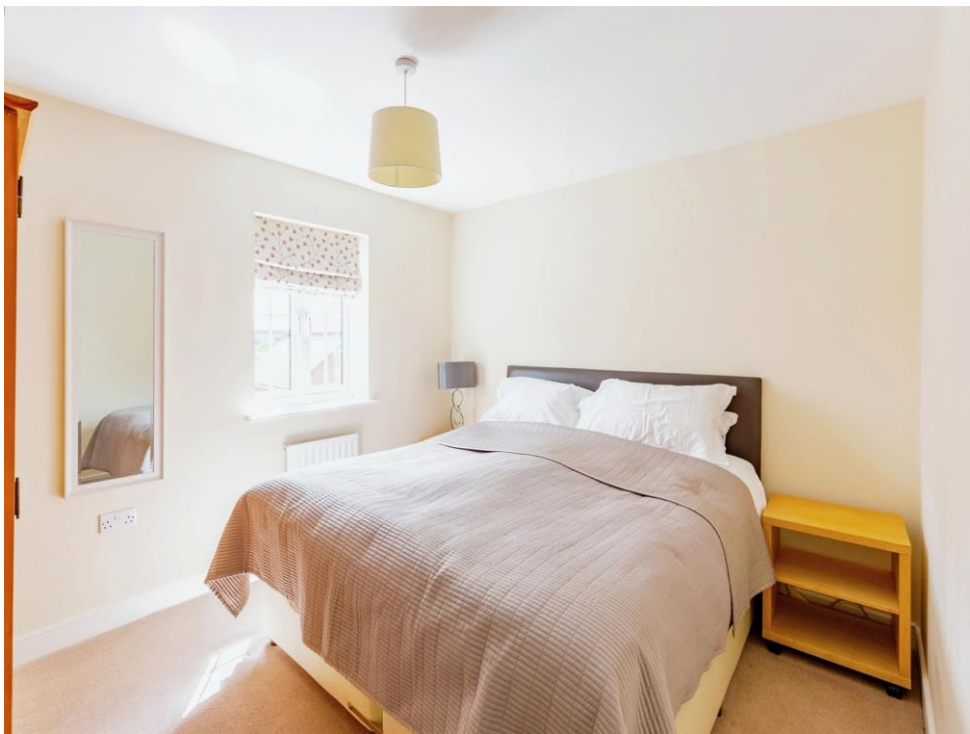
9' 10" x 9' 4" (3.00m x 2.84m)

Double glazed window to rear elevation and radiator.

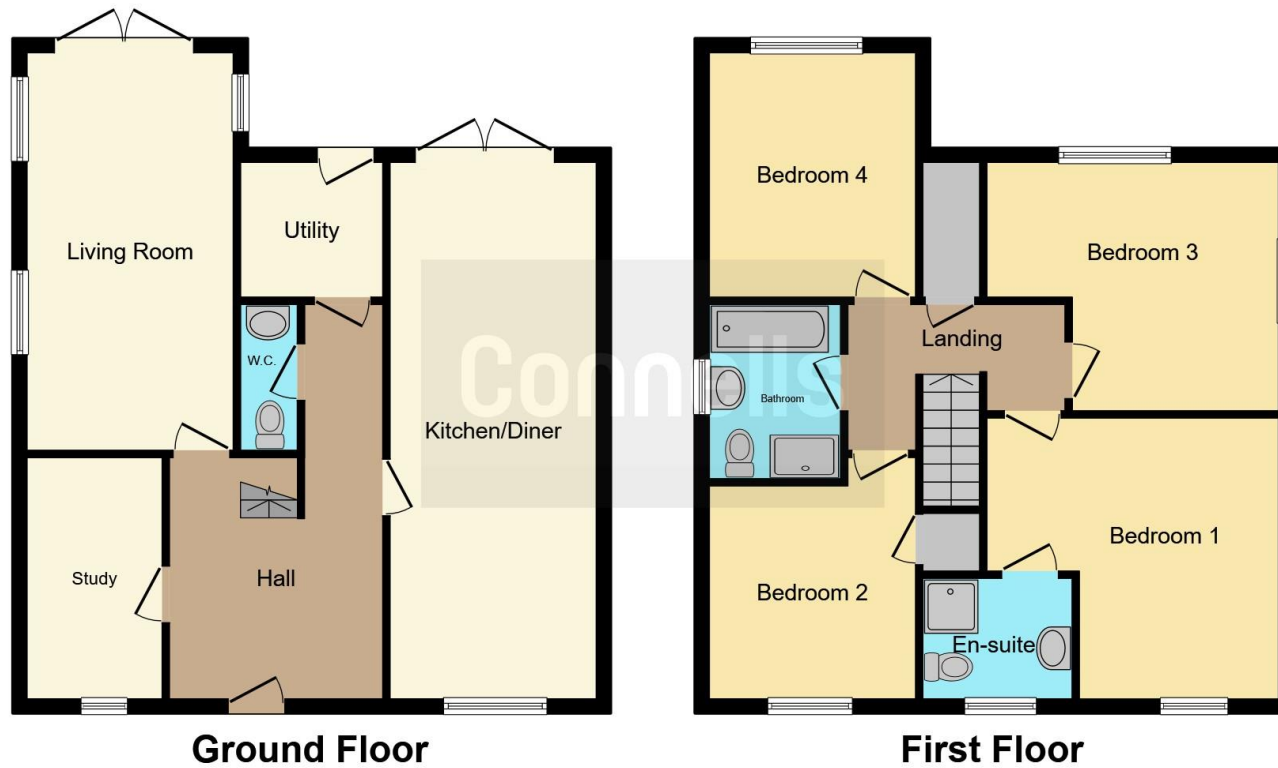
## Bathroom

Double glazed window to side elevation. Bath, separate shower cubicle, low level wc and wash hand basin with tiling to water sensitive areas and radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

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Tenure: Freehold



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