

for sale

£305,000



## Weighbridge Way Raunds WELLINGBOROUGH NN9 6TT

\*\*\* This three bedroom detached home benefits from dual aspect lounge and kitchen diner, has a ground floor cloakroom, first floor bathroom and en-suite to bedroom one as well as enclosed rear garden and garage. Call CONNELLS to arrange your viewing today! \*\*\*



# Weighbridge Way Raunds WELLINGBOROUGH NN9 6TT

## Entrance Hall

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

## Cloakroom

Low level wc and wash hand basin with tiling to water sensitive areas, extractor fan and radiator.

## Lounge

14' 9" x 10' 9" ( 4.50m x 3.28m )

Double glazed French doors to rear elevation and double glazed window to front elevation. Radiator.

## Kitchen Diner

14' 10" x 8' ( 4.52m x 2.44m )

Double glazed windows to front and rear elevations. Fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink drainer and tiling to water sensitive areas. Electric oven and gas hob with cooker hood over. Integrated dishwasher and fridge freezer and space for washing machine. Radiator.



## First Floor Landing

Stairs rising from entrance hall, airing cupboard and doors to all bedrooms and bathroom.

## Bedroom One

10' 6" x 9' 1" ( 3.20m x 2.77m )

Double glazed window to rear elevation and radiator.

## En-Suite To Bedroom One

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

## Bedroom Two

8' 6" x 8' 3" ( 2.59m x 2.51m )

Double glazed window to rear elevation and radiator.

## Bedroom Three

8' 3" x 6' ( 2.51m x 1.83m )

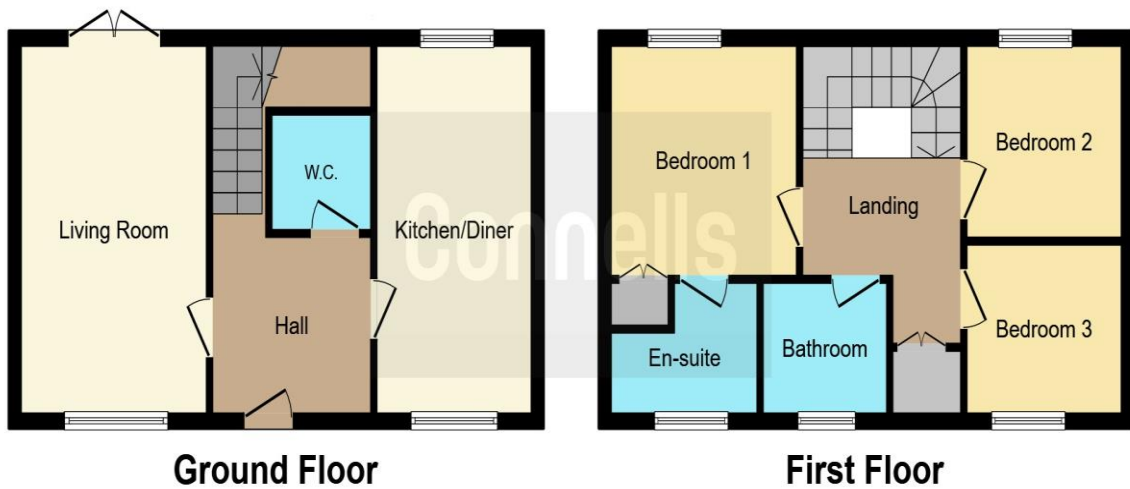
Double glazed window to front elevation and radiator.

## Bathroom

Double glazed window to front elevation. Bath with mixer tap and hand held shower attachment, low level wc and wash hand basin with radiator and tiling to water sensitive areas.







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Tenure: Freehold EPC Rating: C

Council Tax Band: C

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