



**Raeburn Road, Northampton NN2 7EU**



**welcome to**

**Raeburn Road, Northampton**

This fantastic family home is situated in a prime residential area of town benefiting from excellent local schools, shops and local parks and green spaces.



### Entrance Hall

Enter via double glazed door to front elevation, double glazed window to side aspect. Stairs to first floor, a wall mounted radiator and door leading to the living room.

### Living Room

14' 10" x 10' 11" ( 4.52m x 3.33m )

Featuring a double glazed window to front aspect, open fire with feature hearth and surround, TV and telephone point, a wall mounted radiator and door leading to the kitchen.

### Kitchen

14' 10" max x 10' 11" plus recess ( 4.52m max x 3.33m plus recess )

This beautiful, high gloss kitchen has been recently refitted by the owners and features a range of wall and base units with worktop over and inset sink and drainer. There is a range of built in appliances as well as space for a table and chairs making this is stylish place to eat and entertain. There is also a double glazed window and door both looking out to the garden and a door leading to the utility area and separate guest cloakroom.

### First Floor Bedroom 2

13' 9" x 7' 4" ( 4.19m x 2.24m )

Featuring a double glazed window to front aspect, built in double wardrobes providing plenty of storage space and a wall mounted radiator.

### Bedroom 3

10' x 8' 3" ( 3.05m x 2.51m )

Featuring a double glazed window to rear aspect, built in wardrobes, airing cupboard and a wall mounted radiator.

### Family Bathroom

A modern suite comprising of a bath with electric power shower over, wc and wash hand basin and complimented with attractive tiling throughout.

### Second Floor Principle Bedroom

With stairs rising from the first floor, there is a double glazed window to the side aspect and a wall mounted radiator.

### En Suite Shower

Fully tiled with a wall mounted shower, wc and wash hand basin.

### Garden

The beautiful garden has been fully landscaped by the current owners and now has a generous paved patio area ideal for al fresco dining and entertaining with steps up to the lawn. This garden enjoys a good level of privacy with mature trees to the rear giving a sheltered feel whilst being fully enclosed with timber fencing.



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## **Raeburn Road, Northampton**

- Three Double Bedrooms
- En Suite to Master
- Refitted Kitchen
- Guest Cloakroom
- Modern Bathroom

Tenure: Freehold EPC Rating: Awaited

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KIN109073 - 0002

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