









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.





welcome to

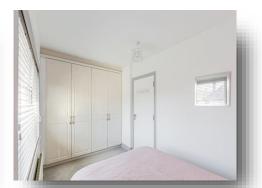
Raeburn Road, Northampton

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

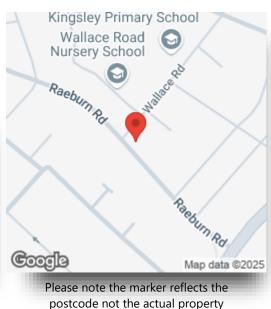
Tenure: Freehold EPC Rating: Awaited

£240,000





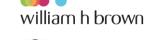




view this property online williamhbrown.co.uk/Property/KIN109073



Property Ref: KIN109073 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01604 719461



NorthamptonNorth@williamhbrown.co.uk



74 Kingsley Park Terrace, Kingsley, NORTHAMPTON, Northamptonshire, NN2 7HH



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.