

Andrews Way, Raunds WELLINGBOROUGH NN9 6RD



welcome to

Andrews Way, Raunds WELLINGBOROUGH

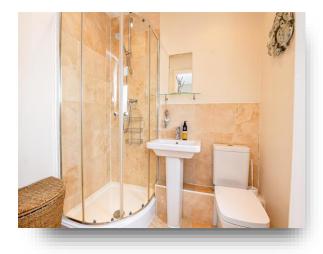
NO ONWARD CHAIN - CLOSE TO LOCAL PARKS! This modern detached home is offered in a fantastic location in the thriving market town of Raunds. With beautiful countryside on your doorstep, this really should be at the top of your shortlist! There is great road access to major towns for commuters!













Entrance Hall

Entered via double glazed door to the front aspect, door mat, radiator and doors to the cloakroom and lounge.

Cloakroom

Double glazed obscure window to the front aspect, WC, wash hand basin, tiling and radiator.

Lounge

11' 9" x 15' (3.58m x 4.57m) Double glazed window to the front aspect, stairs rising to the first floor landing, television and telephone point, radiator and archway into the dining room.

Dining Room

7' x 9' 8" ($2.13m \times 2.95m$) Patio doors to the rear aspect and radiator.

Kitchen

7' 3" x 9' 8" (2.21m x 2.95m) Fitted kitchen comprising a range of base units with work surfaces over, one and a half bowl sink and drainer, tiling to splash backs, electric oven and gas hob with cooker hood over, double glazed window to the rear aspect, tiled flooring, central heating boiler and archway to the utility.

Utility Room

5' 1" x 8' (1.55m x 2.44m)

Window to the rear aspect, a range of base units with work surfaces over, cupboards, part tiling, plumbing for washing machine and dishwasher, space for fridge/freezer, radiator and door to the garden.

First Floor Landing

Stairs rising from the lounge, airing cupboard, access to loft space and doors to the bedrooms and bathroom.

Bedroom One

11' 5" x 14' (3.48m x 4.27m) Double glazed window to the front aspect, fitted wardrobes, radiator and door to en suite.

Ensuite

Double glazed obscure window to the front aspect, WC, wash hand basin, shower cubicle, tiled flooring, spot lights, part tiling and heated towel rail.

Bedroom Two

 8^{\prime} 4" x 11' 3" (2.54m x 3.43m) Double glazed window to the front aspect, built in wardrobe and radiator.

Bedroom Three

8' x 10' 9" (2.44m x 3.28m) Double glazed window to the rear aspect and radiator.

Bedroom Four

6' 5" x 8' 2" (1.96m x 2.49m) Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, bath with mixer taps, spotlights and radiator.

Externally

Front

Block paved driveway providing off road parking and shrub borders.

Rear Garden

Mainly laid to lawn, patio providing a seating area, shed, gated side access with fencing enclosing the garden.





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Andrews Way, Raunds WELLINGBOROUGH

- NO ONWARD CHAIN
- DETACHED HOME
- ENSUITE TO MASTER
- GARAGE
- CLOSE TO LOCAL PARKS

Tenure: Freehold EPC Rating: D

offers over

£280,000





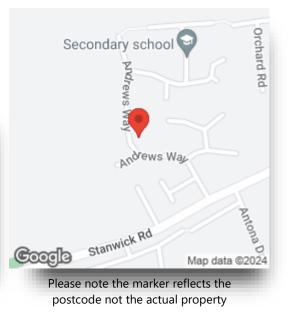
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Property Ref: RDS105966 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.

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