



**Brook Street, Raunds NN9 6LL**



**welcome to**

**Brook Street, Raunds**

**\*\*\*19TH CENTURY COTTAGE WITH THREE DOUBLE BEDROOMS AND LOTS OF CHARACTER\*\*\*** If you're looking for the charm of a beautiful cottage with great original features combined with a thriving market town central location, you really should be calling to arrange your viewing today!



### **Kitchen**

12' 9" x 10' 11" ( 3.89m x 3.33m )

Double glazed window to rear aspect, double glazed door leading to garden, room for fridge/freezer and dining table, electric oven and hob, sink and drainer, tiling to water sensitive areas, base and mid height fitted cupboards, plumbing for washing machine, radiator.

### **Lounge**

11' 9" x 12' 9" ( 3.58m x 3.89m )

Double glazed window to front aspect, open fire place with surround, stairs rising to landing, radiator.

### **Landing**

Stairs rising from lounge, doors to all rooms, loft hatch access to very large loft space.

### **Bedroom One**

12' 8" x 9' 9" ( 3.86m x 2.97m )

Double glazed window to rear aspect, radiator.

### **Bedroom Two**

11' 11" x 9' 5" ( 3.63m x 2.87m )

Double glazed window to front aspect, radiator.

### **Bedroom Three**

13' 3" x 8' 3" ( 4.04m x 2.51m )

Double glazed window to front aspect, radiator.

### **Bathroom**

Recently refitted suite, WC, hand wash basin and bath with shower over, double glazed obscured window to rear aspect, tiling to water sensitive areas.

### **External**

#### **Front**

Property accessed through secure double wooden gates under archway, leading to garden. Parking space is in car park around the rear.

#### **Rear Garden**

Area laid to lawn with patio outside door, fenced to the rear for privacy, raised flower beds border the garden.

#### **Parking**

Allocated parking space to the rear of the property.



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welcome to

## Brook Street, Raunds

- 19TH CENTURY COTTAGE WITH CHARACTER
- OFF ROAD PARKING
- THREE DOUBLE BEDROOMS
- OPEN FIRE IN LOUNGE
- VERY LARGE LOFT WITH POSSIBILITY TO EXTEND (STP)

Tenure: Freehold EPC Rating: D

offers over

**£200,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, room areas, coverage and alterations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RDS106037 - 0014

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