



Langham Road, Raunds Wellingborough NN9 6LB

welcome to

Langham Road, Raunds Wellingborough

This Four or Five Bedroom Semi-detached extended home offers on the ground floor, entrance hall, cloakroom, utility room, study or bedroom five, extended kitchen/diner with modern fitted kitchen, breakfast bar and lounge, On the first floor are Four bedrooms two with en suites and family bathroom.



Entrance Porch

Double glazed window to side double glazed door to front.

Entrance Hall

Double glazed door to porch, under stairs storage with light, stairs rising to first floor, doors to utility, bedroom five and cloakroom.

Cloakroom

Radiator, double glazed window to side, wash hand basin with vanity unit, extractor fan.

Lounge

15' 2" x 10' 8" (4.62m x 3.25m)

Electric fire, double glazed window to front, radiator, telephone point.

Kitchen

15' 2" x 13' 7" (4.62m x 4.14m)

Wall and base units, fitted induction hob, electric double oven, extractor, stainless steel sink and drainer, plumbing for dishwasher, breakfast bar, double glazed French doors to rear, double glazed window to rear, ceiling fan, spot lights.

Utility Room

7' 5" x 6' 7" (2.26m x 2.01m)

Worcester boiler, wall and base units, plumbing for washing machine, double glazed window to rear, extractor fan.

Bedroom Five

10' 3" x 7' (3.12m x 2.13m)

Radiator, double glazed window to rear, fuse box, TV point.

First Floor

Landing

Loft access, two radiators, double glazed window to side, airing cupboard with hot water cylinder.

Bedroom One

10' 10" x 10' 7" (3.30m x 3.23m)

Built-in double wardrobe, radiator, double glazed window to rear, ceiling fan.

En-Suite

Double shower cubicle, WC, wash hand basin, heated towel rail, double glazed window to rear, extractor fan.

Bedroom Two

11' 10" x 8' 10" (3.61m x 2.69m)

Built-in wardrobes, radiator, double glazed window to rear.

En-Suite

Shower cubicle, WC, wash hand basin with vanity unit, heated towel rail, extractor fan,

Bedroom Three

10' 8" x 8' 11" (3.25m x 2.72m)

Double glazed window to front, single built-in wardrobe, TV point and radiator.

Bedroom Four

8' 7" x 6' 4" (2.62m x 1.93m)

Double glazed window to front, radiator.

Bathroom

White suite comprising bath with shower over, WC, wash hand basin, heated towel rail, part tiled, extractor.

Outside

Front Garden

Laid to lawn.

Rear Garden

Decking, laid to lawn, summerhouse, rear access, door to garage, tap, outside sockets, side access, wall light.

Garage

Accessed via up and over door from the driveway.



view this property online williamhbrown.co.uk/Property/RDS106098



welcome to

Langham Road, Raunds Wellingborough

- FOUR OR FIVE BEDROOM
- SEMI DETACHED
- EXTENDED
- GARAGE
- TWO EN SUITES

Tenure: Freehold EPC Rating: C

£285,000



view this property online williamhbrown.co.uk/Property/RDS106098

Please note the marker reflects the postcode not the actual property



Property Ref:
RDS106098 - 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.

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.



william h brown



01933 626625



raunds@williamhbrown.co.uk



57 Brook Street, Raunds, WELLINGBOROUGH,
Northamptonshire, NN9 6LL



williamhbrown.co.uk