



**Kelmarsh Avenue, Raunds NN9 6UQ**





**welcome to**

**Kelmarsh Avenue, Raunds**

This Three bedroom Link Detached home offers to the ground floor; entrance hall, cloakroom, lounge and kitchen/diner. On the first floor are the Three bedrooms one with en suite and the family bathroom. The rear garden is laid with artificial lawn has a patio area and gated access.



### **Entrance Hall**

Entered via wooden door to the front aspect, stairs rising to the first floor landing, telephone point, radiator and doors to all rooms.

### **Cloakroom**

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

### **Lounge**

16' 11" x 10' 7" ( 5.16m x 3.23m )

Double glazed window to the front aspect, radiator and television point.

### **Kitchen / Diner**

18' 1" x 9' 8" ( 5.51m x 2.95m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine and dishwasher, integrated fridge/freezer, double glazed window to the rear aspect, under stairs storage, radiator, central heating boiler in cupboard and double glazed French doors to the rear aspect.

### **First Floor Landing**

Stairs rising from the entrance hall, airing cupboard, access to loft space partial boarding, doors to the bedrooms and bathroom.

### **Bedroom One**

12' 11" x 10' 7" ( 3.94m x 3.23m )

Double glazed window to the front aspect, radiator and door to en suite.

### **En Suite**

WC, wash hand basin, double shower cubicle, extractor fan, spot lights, part tiling and radiator.

### **Bedroom Two**

11' 3" x 9' 10" ( 3.43m x 3.00m )

Double glazed window to the rear aspect and radiator.

### **Bedroom Three**

8' x 7' 8" ( 2.44m x 2.34m )

Double glazed window to the rear aspect and radiator.

### **Bathroom**

Double glazed window to the front aspect, WC, wash hand basin, bath with shower over, part tiling and heated towel rail.

### **Externally**

#### **Front**

Driveway providing off road parking for two cars.

#### **Rear Garden**

Laid with artificial lawn, patio providing a seating area, outside power sockets and tap, gated side access and door to the garage.

#### **Garage**

Accessed via up and over door from the driveway, power and lighting connected partially converted.



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welcome to

## Kelmarsh Avenue, Raunds

- LINK DETACHED HOME
- THREE BEDROOMS
- OFF ROAD PARKING
- GARAGE
- EN SUITE TO MASTER

Tenure: Freehold EPC Rating: B

offers in excess of

**£295,000**



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