





## welcome to

# Whitefield Way, Raunds

We are pleased to offer to market this larger than average three bedroom semi-detached home situated on a quiet road within close proximity to the town centre and other amenities. The property is offered in good order throughout and benefits from generous accommodation.













#### **Entrance Hall**

Stairs to first floor landing.

#### Lounge

12' 3" x 20' 8" ( 3.73m x 6.30m ) Patio doors to rear, coving to ceiling.

#### **Dining Room**

7' 7" x 14' 9" ( 2.31m x 4.50m ) Bay window to front, cupboard space.

#### Kitchen

17' 4" x 9' (5.28m x 2.74m)

Range of wall and base mounted units, one and half bowl sink, window to side, space for table and chairs.

### **First Floor Landing**

Loft hatch

#### **Bedroom One**

11' x 12' 5" ( 3.35m x 3.78m ) Window to front, built-in wardrobes.

#### **Bedroom Two**

9' 8" x 11' (2.95m x 3.35m) Window to rear, large storage cupboard.

#### **Bedroom Three**

6' 2" x 12' 1" ( 1.88m x 3.68m ) Window to front.

#### **Shower Room**

Shower, wash hand basin.

#### W C

WC

#### Outside

#### **Front Garden**

Driveway with parking for three cars.

#### Rear Garden

Lawn and patio areas.

#### Garage

To the rear of the property.





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# Whitefield Way, Raunds

- uPVC double glazing
- Gas radiator central heating
- Recently replaced flooring in the living, dining and kitchen areas
- Cul-de-sac location
- Popular residential area only a short walk from the local schools

Tenure: Freehold EPC Rating: D

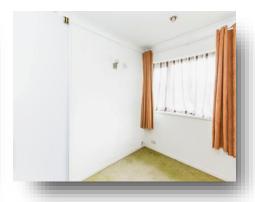
Council Tax Band: B

offers over

£235.000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/RDS106154



Property Ref: RDS106154 - 0012 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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