







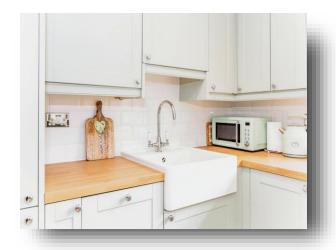


## welcome to

## **Raunds Road, Stanwick**

A Three bedroom detached bungalow situated in Stanwick offering a driveway and paddock with separate road access. In the property you will find; entrance hall, lounge and kitchen/diner, Three double bedrooms and bathroom. Externally the rear garden is laid with lawn with patio.













#### **Entrance Hall**

Entered via new oversize door to the front aspect, new fuse board, radiator and doors to all rooms.

#### Lounge

19' 6" x 11' 8" ( 5.94m x 3.56m )

Double glazed window to the rear aspect, brick fire place and radiator.

#### Kitchen / Diner

8' 7" x 18' 5" ( 2.62m x 5.61m )

Wren fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, range master five burner hob and oven with cooker hood over, Integrated dishwasher and washer dryer, integrated fridge/freezer, double glazed windows to the front aspect and radiator.

#### **Bedroom One**

12' 6" x 10' 1" (  $3.81m \times 3.07m$  ) Window to the rear aspect and radiator.

#### **Bedroom Two**

8' 8" x 8' 6" (  $2.64m \times 2.59m$  ) Window to the garage and radiator.

#### **Bedroom Three**

12' 6"  $\times$  10' 2" ( 3.81m  $\times$  3.10m ) Window to the front aspect, built in wardrobe and radiator.

#### **Bathroom**

Window to the rear aspect, WC, wash hand basin, bath with shower over, extractor fan, part tiling and radiator.

# Externally Front

Pebble driveway.

#### Rear Garden

Lawn area, patio providing a seating area, large summer house and raised planted bed.

#### **Paddock**

Located at the bottom of the garden and has a large powered barn with separate vehicle access.





### welcome to

## **Raunds Road, Stanwick**

- **DETACHED BUNGALOW**
- THREE DOUBLE BEDROOMS
- **NEW WREN KITCHEN**
- OFF ROAD PARKING
- PADDOCK AND BARN INCLUDED

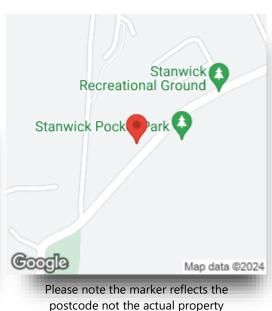
Tenure: Freehold EPC Rating: E

## £475,000









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Property Ref: RDS106140 - 0010 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 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 property and other important matters before exchange of contracts.

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