





Windmill Lane, Raunds, Wellingborough NN9 6SJ



## welcome to

## Windmill Lane, Raunds, Wellingborough

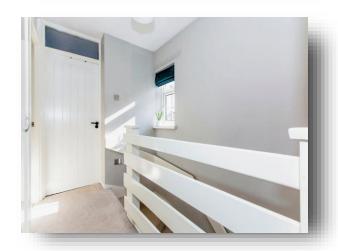
Upon entrance to the property, the open plan living room flows through to the Kitchen/diner that has ample room for a dining table. The kitchen has sliding doors into the garden. To the first floor, there are three bedrooms, two of which are large double bedrooms and a family bathroom.













#### Lounge

9' 2" x 11' 8" ( 2.79m x 3.56m )

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, double glazed window to the front aspect, wooden flooring, radiator, telephone and television point.

#### Kitchen / Diner

16' 4" x 9' 8" ( 4.98m x 2.95m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, splash backs, integrated appliances, double glazed window to the rear aspect and double glazed patio doors to the rear aspect.

#### First Floor Landing

Stairs rising from the lounge, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

#### **Bedroom One**

9' 2" x 11' 8" ( 2.79m x 3.56m )

Double glazed window to the front aspect and radiator.

#### **Bedroom Two**

9' 2" x 9' 8" ( 2.79m x 2.95m )

Double glazed window to the rear aspect and radiator.

#### **Bedroom Three**

7' 2" x 7' 2" ( 2.18m x 2.18m )

Double glazed window to the front aspect and radiator.

#### **Bathroom**

WC, wash hand basin, bath with shower over, part tiling and radiator.

# **Externally** Front

Driveway providing off road parking.

#### **Rear Garden**

Low maintenance enclosed garden with lawn area, access to the garage and patio providing a seating area.

#### Garage

Accessed via up and over door from the driveway, power and lighting connected, plumbing, plastered and door leading to the garden.





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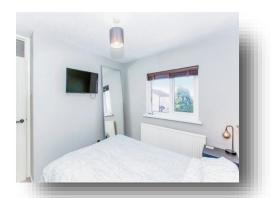
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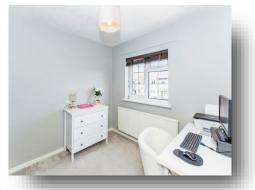
- THREE BED PROPERTY
- SOUGHT AFTER LOCATION
- OPEN PLAN GROUND FLOOR
- ENCLOSED LOW MAINTENANCE GARDEN
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

offers over

£240,000









postcode not the actual property

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Property Ref: RDS106178 - 0004 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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