



**Langham Road, Raunds NN9 6LB**



**welcome to**

## **Langham Road, Raunds**

This lovely three bedroom semi detached house comprises; entrance hall, living room, dining room and kitchen with access to the garden. On the first floor two double bedrooms, a single as well and a family bathroom. The rear garden contains a patio, lawn area and a garage.



### Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

### Lounge

12' 8" x 10' 9" ( 3.86m x 3.28m )

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

### Dining Room

13' x 7' 4" ( 3.96m x 2.24m )

Double glazed patio doors to the rear aspect, under stairs storage cupboard and radiator.

### Kitchen

13' x 6' ( 3.96m x 1.83m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, plumbing for dishwasher, space for tumble dryer, double glazed windows to the side and rear aspect, radiator, lino flooring and door to the garden.

### First Floor Landing

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

### Bedroom One

11' 9" x 9' ( 3.58m x 2.74m )

Double glazed window to the front aspect, built in wardrobes and radiator.

### Bedroom Two

9' 11" x 8' 3" ( 3.02m x 2.51m )

Double glazed window to the rear aspect, built in wardrobes, telephone point and radiator.

### Bedroom Three

10' 2" x 5' 2" ( 3.10m x 1.57m )

Double glazed window to the rear aspect and radiator.

### Bathroom

Double glazed window to the side aspect, WC, wash hand basin, bath and radiator.

### Externally

#### Front

Driveway providing off road parking for several cars and lawn area.

#### Rear Garden

Lawn area, patio providing a seating area, raised flower beds and two sheds.



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## **Langham Road, Raunds**

- THREE BEDROOM HOME
- SOUGHT AFTER LOCATION
- PRIVATE REAR GARDEN
- OFF ROAD PARKING
- SINGLE GARAGE

Tenure: Freehold EPC Rating: D

offers in the region of

**£215,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RDS106194 - 0009

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