



**Holmfield Drive, Raunds NN9 6PB**

**welcome to**

## **Holmfield Drive, Raunds**

This 4-bedroom detached family home is situated within walking distance to local schools as well as the high street. There is ample parking for multiple cars and a single garage. The entrance hall leads to an open plan living room/diner followed on by the kitchen.



**Entrance Hall**

Window to front, door to cloakroom.

**Cloakroom**

Window to front, WC, wash hand basin.

**Lounge**

20' 11" x 13' 4" ( 6.38m x 4.06m )

Window to front, radiator, TV point, patio doors to garden and door to the kitchen.

**Kitchen**

14' 11" x 7' 11" ( 4.55m x 2.41m )

Door to garden, window to rear, range of wall and base units, sink and drainer unit, boiler, space for dishwasher and washing machine, door to the larder.

**First Floor Landing**

Loft access and airing cupboard.

**Bedroom One**

11' 8" x 10' 5" ( 3.56m x 3.17m )

Window to front, cupboard, carpet and radiator.

**Bedroom Two**

13' 4" x 10' 5" ( 4.06m x 3.17m )

Window to front, built-in storage, radiator, carpet.

**Bedroom Three**

10' 8" x 9' 9" ( 3.25m x 2.97m )

Window to rear, radiator, carpet.

**Bedroom Four**

9' 2" x 6' 9" ( 2.79m x 2.06m )

Window to rear, radiator, carpet.

**Bathroom**

Suite comprising of bath, wash hand basin, shower cubicle, window to rear and radiator.

**Separate W C**

WC, window to rear.

**Outside****Front Garden**

Drive providing parking for two cars, lawn area.

**Garage**

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## **Holmfield Drive, Raunds**

- Detached Family Home
- Great sized front & rear garden
- Walking Distance to the Town Centre
- Integral Garage
- Viewings Strongly Recommended

Tenure: Freehold EPC Rating: D

# £335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RDS106240 - 0007

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