









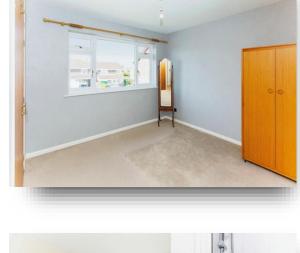
welcome to

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





welcome to

Holmfield Drive, Raunds

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

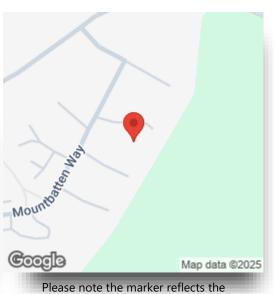
Tenure: Freehold EPC Rating: D

£335,000









postcode not the actual property

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Property Ref: RDS106240 - 0007 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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