



Rotton Row, Raunds NN9 6HU

welcome to

Rotton Row, Raunds

The ground floor comprises a lounge, kitchen and bathroom. The conservatory/utility room finishes off the ground floor and allows access to the private garden. The First floor benefits from not one but two good sized double bedrooms as well as access to the loft.



Lounge

13' 1" x 12' 2" (3.99m x 3.71m)

Entered via double glazed door to the front aspect, double glazed window to the front aspect, fireplace closed off, wall lights, wooden flooring, radiator, telephone and television point.

Kitchen

12' 3" x 5' 4" (3.73m x 1.63m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, double glazed window to the side aspect, radiator, central heating boiler and door to the conservatory.

Inner Hall

Stairs rising to the first floor landing and door to the bathroom.

Bathroom

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

Conservatory

14' 7" x 12' 8" (4.45m x 3.86m)

UPVC construction, double glazed windows to the aspects, laminate flooring, lights, radiator and double glazed patio doors to the garden.

First Floor Landing

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

Bedroom One

12' 5" x 11' 2" (3.78m x 3.40m)

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

Bedroom Two

9' 11" x 8' 7" (3.02m x 2.62m)

Double glazed window to the rear aspect, built in wardrobe, radiator and television point.

Externally

Rear Garden

Mainly laid to lawn, patio providing a seating area and two sheds.



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welcome to

Rotton Row, Raunds

- Great for First Time Buyers
- Great sized Bedrooms
- Close to local amenities
- Sought after location
- Viewings Strongly Recommended

Tenure: Freehold EPC Rating: D

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RDS106261 - 0004

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