



**Brawn Drive, Raunds NN9 6GX**

**welcome to**

**Brawn Drive, Raunds**

This Two Bedroom home comprises; entrance hall, cloakroom, lounge, kitchen, two bedrooms one with en suite and family bathroom. Externally, the property benefits from a low maintenance garden with various planters and a greenhouse as well as an external tap and sockets.



### **Entrance Hall**

Entered via double glazed door to the front aspect, carpeted stairs rising to the first floor landing, carpet, smoke detector with emergency lighting, radiator and doors to all rooms.

### **Cloakroom**

WC, wash hand basin, tiling, laminate flooring, spot lights and extractor fan.

### **Lounge**

15' 8" x 15' 6" ( 4.78m x 4.72m )

Double glazed windows to the rear aspect, double glazed patio doors to the rear aspect, under stairs storage, carpet, two radiators and television point.

### **Kitchen**

10' 7" x 7' 9" ( 3.23m x 2.36m )

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, electric fan oven and halogen hob with cooker hood over, plumbing for washing machine, integrated slim line dishwasher, integrated fridge/freezer, laminate flooring, spot lights, double glazed window to the front aspect and electric heating.

### **First Floor Landing**

Stairs rising from the entrance hall, airing cupboard with boiler, access to loft space, carpet, smoke detector with emergency lighting, doors to the bedrooms and bathroom.

### **Loft Space**

Insulated with power and light connected.

### **Bedroom One**

13' 1" x 10' 9" ( 3.99m x 3.28m )

Double glazed window to the rear aspect, carpet, radiator, television point and door to en suite.

### **En Suite**

Double glazed obscure window to the rear aspect, shower cubicle, extractor fan, part tiling, laminate flooring, spot lights and radiator.

### **Bedroom Two**

12' 7" x 8' 4" ( 3.84m x 2.54m )

Double glazed window to the front aspect, carpet and radiator.

### **Bathroom**

Double glazed window to the front aspect, WC, wash hand basin, bath with shower over, extractor fan, part tiling, laminate flooring, spot lights and radiator.

### **Externally**

#### **Front**

Planted beds, path to the front door, outside light and two parking spaces.

#### **Rear Garden**

Artificial lawn area, patio providing a seating area, green house, outside power socket and tap, outside light and gated rear access to pathway.



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welcome to

## Brawn Drive, Raunds

- TWO DOUBLE BEDROOMS
- EN SUITE TO MASTER
- CLOSE TO RAUNDS TOWN CENTRE
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING FOR TWO CARS

Tenure: Freehold EPC Rating: B

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RDS106293 - 0006

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