









## welcome to

# **Heritage Way, Raunds**

This lovely three/four bedroom detached family home comprises of an entrance hallway, cloakroom, kitchen, lounge, garage conversion. The first floor benefits from Three double bedrooms, en-suite to Master and a family bathroom. There is a rear and side garden with a workshop in the rear garden.













#### **Entrance Hall**

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

#### Cloakroom

Double glazed obscure window to the front aspect, WC, wash hand basin, tiling and radiator.

## **Lounge / Diner**

14' 9" x 12' 2" ( 4.50m x 3.71m )

Double glazed patio doors to the rear aspect, radiator, television point and door to the family room.

## **Family Room**

15' 1" x 7' 5" ( 4.60m x 2.26m )

Double glazed window to the front and rear aspects, radiator and telephone point.

#### Kitchen

11' 11" x 8' 8" ( 3.63m x 2.64m )

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, space for a cooker with cooker hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to the front aspect, radiator and tiled flooring.

## **First Floor Landing**

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

#### **Bedroom One**

11' 6" x 10' 2" ( 3.51m x 3.10m )

Double glazed window to the front aspect, storage cupboard, built in wardrobes, radiator and door to en suite.

#### **En Suite**

Double glazed obscure window to the side aspect, WC, wash hand basin, shower cubicle, part tiling and radiator.

#### **Bedroom Two**

8' 7" x 7' 1" ( 2.62m x 2.16m )

Double glazed window to the rear aspect and radiator.

#### **Bedroom Three**

9' 4" x 6' (2.84m x 1.83m)

Double glazed window to the rear aspect and radiator.

#### **Bathroom**

Double glazed window to the side aspect, WC, wash hand basin, bath with shower over, part tiling and radiator.

## **Externally**

#### Front

Driveway providing off road parking for several cars and gravel areas to the front and side.

#### Rear Garden

Brick wall enclosed, patio providing a seating area and large wooden workshop.





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# **Heritage Way, Raunds**

- THREE BEDROOM DETACHED HOME
- SOUGHT AFTER LOCATION
- PRIVATE REAR GARDEN
- BEAUTIFULLY PRESENTED
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

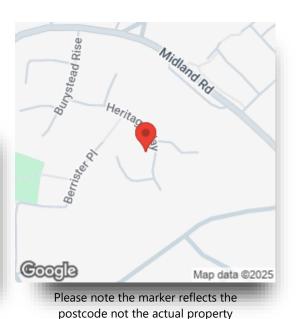
offers in the region of

£275,000









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