



**Holdenby Drive, Raunds NN9 6UW**

**welcome to**

## **Holdenby Drive, Raunds**

This Four bedroom Detached home comprises; ground floor, entrance hall, cloakroom, lounge and kitchen/diner. First floor Four bedrooms, en suite to master and the family bathroom. Externally the rear garden is laid with lawn and has a patio providing a seating area.



### Entrance Hall

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

### Cloakroom

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

### Lounge

14' 11" x 12' 1" ( 4.55m x 3.68m )

Double glazed window to the front aspect and radiators.

### Kitchen / Diner

19' 10" x 11' ( 6.05m x 3.35m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, electric fan oven and gas hob with cooker hood over, plumbing for washing machine, integrated fridge/freezer, laminate flooring, double glazed window to the rear aspect, radiator, central heating boiler in cupboard and double glazed patio doors to the rear garden.

### First Floor Landing

Stairs rising from the entrance hall, airing cupboard with water tank, access to loft space, radiator, doors to the bedrooms and bathroom.

### Bedroom One

10' 8" x 10' 3" ( 3.25m x 3.12m )

Double glazed window to the front aspect, radiator and door to en suite.

### En Suite

WC, wash hand basin, shower cubicle, extractor fan, ceiling lights, laminate flooring, part tiling and radiator.

### Bedroom Two

10' 8" x 10' ( 3.25m x 3.05m )

Double glazed window to the rear aspect and radiator.

### Bedroom Three

8' 11" x 6' 10" ( 2.72m x 2.08m )

Double glazed window to the front aspect and radiator.

### Bedroom Four

8' 11" x 6' 7" ( 2.72m x 2.01m )

Double glazed window to the rear aspect and radiator.

### Bathroom

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

### Externally

#### Front

Metal picket fence to the front, path to the front door, mature shrub planting and block paved driveway.

#### Rear Garden

Mainly laid to lawn, patio providing a seating area, planted borders with fencing enclosing the garden.

#### Garage

Accessed via up and over door from the driveway, power and lighting connected and double glazed door leading to the garden.



**view this property online** [williamhbrown.co.uk/Property/RDS106430](http://williamhbrown.co.uk/Property/RDS106430)





**welcome to**

## **Holdenby Drive, Raunds**

- DETACHED HOUSE
- FOUR BEDROOMS
- CUL-DE-SAC LOCATION
- PARKING FOR TWO CARS
- NHBC WARRANTY

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£330,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RDS106430](http://williamhbrown.co.uk/Property/RDS106430)



Property Ref:  
RDS106430 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01933 626625**



[Raunds@williamhbrown.co.uk](mailto:Raunds@williamhbrown.co.uk)



57 Brook Street, Raunds, Northamptonshire,  
NN9 6LL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**