



**Kelmarsh Avenue, Raunds NN9 6UQ**

**welcome to**

**Kelmarsh Avenue, Raunds**

William H Brown are pleased to bring to the market this Three bedroom Detached home situated in a desirable area of Raunds and offers off road parking.



### Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to first floor landing, radiator and doors leading to:

### Cloakroom

Suite comprising wash hand basin, low level WC, radiator, partly tiled and double glazed obscure window to the front aspect.

### Lounge

16' 11" x 10' 7" ( 5.16m x 3.23m )

Double glazed window to the front aspect, radiator and double glazed window to the side aspect.

### Kitchen

18' 2" x 9' 9" ( 5.54m x 2.97m )

Fitted kitchen comprising wall and base units with oak style work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, electric eye level oven, gas hob with stainless steel cooker hood over, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, door to understairs cupboard, cupboard housing wall mounted boiler, radiator, tiled flooring, double glazed window to the rear aspect and double glazed French doors to the rear aspect leading to rear garden.

### First Floor Landing

Stairs rising from entrance hall, door to airing cupboard, radiator, access to loft space and doors leading to:

### Bedroom One

13' 1" x 10' 7" ( 3.99m x 3.23m )

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

### En Suite

Suite comprising shower cubicle, wash hand basin, low level WC, extractor fan, radiator and partly tiled.

### Bedroom Two

11' 1" x 9' 11" ( 3.38m x 3.02m )

Double glazed window to the rear aspect and radiator.

### Bedroom Three

8' x 7' 8" ( 2.44m x 2.34m )

Double glazed window to the rear aspect and radiator.

### Bathroom

Suite comprising bath, wash hand basin, low level WC, extractor fan, radiator and double glazed obscure window to the front aspect.

### Externally

#### Front

Open frontage mainly laid with block paving to provide off road parking.

#### Rear Garden

Mainly laid with artificial grass for easy maintenance, patio area for seating and fully enclosed with brick walling with gated access leading to driveway.

#### Garage

19' 10" x 11' 8" ( 6.05m x 3.56m )

Power and lighting connected.



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## **Kelmarsh Avenue, Raunds**

- Detached home
- Modern Development
- Garage & Parking for Multiple Cars
- Popular Location
- Well Presented Family home

Tenure: Freehold EPC Rating: B

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RDS106464 - 0005

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