



**Langham Road, Raunds NN9 6LD**

**welcome to**

## **Langham Road, Raunds**

This Three bedroom Semi Detached home comprises; ground floor, driveway, entrance porch, entrance hall, wet room, lounge, dining room, study/office and kitchen. First floor, Three bedrooms, separate WC and bathroom. Externally the rear garden is laid with lawn, has a patio providing a seating area.



### Entrance Porch

Entered via double glazed door to the side aspect, double glazed window to the front and side aspect and a door in to the entrance hall.

### Entrance Hall

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

### Wet Room

WC, wash hand basin, shower cubicle, part tiling and radiator.

### Lounge

13' x 12' 1" ( 3.96m x 3.68m )

Double glazed bay window to the front aspect, arch to the dining room, fireplace with electric fire, and radiator.

### Dining Room

9' 3" x 8' 11" ( 2.82m x 2.72m )

Archway to the study/office and radiator.

### Study / Office

8' 5" x 8' 1" ( 2.57m x 2.46m )

Double glazed window and door to the garden and radiator.

### Kitchen

11' 9" x 9' 2" ( 3.58m x 2.79m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, space for cooker with cooker hood over, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear aspect, storage cupboard, lino flooring, radiator and double glazed door to the side aspect.

### First Floor Landing

Double glazed window to the side aspect, stairs rising from the entrance hall, access to loft space, radiator, doors to the bedrooms and bathroom.

### Bedroom One

11' 4" x 10' 7" ( 3.45m x 3.23m )

Double glazed window to the front aspect, built in wardrobes, airing cupboard and radiator.

### Bedroom Two

10' 1" x 9' 2" ( 3.07m x 2.79m )

Double glazed window to the rear aspect, built in wardrobes, plumbing for sink and radiator.

### Bedroom Three

12' 4" x 7' 6" ( 3.76m x 2.29m )

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

### W C

Double glazed obscure window to the rear, WC, lino flooring and radiator.

### Shower Room

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

### Externally

#### Front

Off road parking for several cars and car port.

#### Rear Garden

Laid with lawn, patio area, mature shrubs and path to the shed.



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## **Langham Road, Raunds**

- NO ONWARD CHAIN
- THREE BEDROOM HOME
- SOUGHT AFTER LOCATION
- PRIVATE REAR GARDEN
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: Awaited

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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