



**Lime Oval, Raunds NN9 6FN**



**welcome to**

## **Lime Oval, Raunds**

This Three bedroom home offers off road parking and comprises; entrance hall, cloakroom, lounge, kitchen, Two bedrooms, the family bathroom, with the Master bedroom and en suite to the second floor. The rear garden is laid with lawn has a patio providing a seating area and gated side access.



### Entrance Hall

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

### Cloakroom

WC, wash hand basin, extractor fan, tiling, luxury vinyl flooring, towel rail and radiator.

### Lounge

12' 1" x 13' 8" ( 3.68m x 4.17m )

Double glazed patio doors to the rear aspect, luxury vinyl flooring, radiator and television point.

### Kitchen

12' 3" x 8' 5" ( 3.73m x 2.57m )

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, gas oven and gas hob with cooker hood over, stainless steel cooker splash back, integrated fridge/freezer, double glazed window to the front aspect, radiator, central heating boiler and luxury vinyl flooring.

### First Floor Landing

Stairs rising from the entrance hall, radiator, carpet, doors to the bedrooms and bathroom.

### Bedroom Two

11' x 15' 9" ( 3.35m x 4.80m )

Two double glazed windows to the rear aspect, carpet and radiator.

### Bedroom Three

9' 6" x 8' 5" ( 2.90m x 2.57m )

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

### Bathroom

WC, wash hand basin with vanity unit, bath with shower over, extractor fan, shaver point, part tiling and heated towel rail.

### Master Bedroom Access Room

4' 11" x 7' 3" ( 1.50m x 2.21m )

Double glazed window to the front aspect, blinds, carpet, radiator and stairs rising to the master bedroom.

### Master Bedroom

21' 9" x 13' 9" ( 6.63m x 4.19m )

Double glazed window to the front aspect, velux window to the rear aspect, radiator, television point, storage cupboard in the eaves, carpet and door to en suite.

### En Suite

WC, wash hand basin, shower cubicle, extractor fan, shaver point, part tiling, tiled flooring and heated towel rail.

### Externally Front

Path to front door, plant area, rain porch, security light, shared side access, parking space and additional parking space opposite the house.

### Rear Garden

Laid with lawn, patio providing a seating area, path, mature flower bed with herbs and shed to the rear.



**view this property online** [williamhbrown.co.uk/Property/RDS106385](http://williamhbrown.co.uk/Property/RDS106385)



welcome to

## Lime Oval, Raunds

- MODERN DEVELOPMENT
- THREE BEDROOMS
- OFF ROAD PARKING FOR 2
- IDEAL FAMILY HOME
- DESIRABLE AREA

Tenure: Freehold EPC Rating: B

**£275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RDS106385](https://williamhbrown.co.uk/Property/RDS106385)



Property Ref:  
RDS106385 - 0007

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, WELLINGBOROUGH,  
Northamptonshire, NN9 6LL



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