



Marshalls Road, Raunds NN9 6EU

welcome to

Marshalls Road, Raunds

William H Brown welcome to the market this charming two bedroom property situated in a popular residential area in Raunds. This lovely property effortlessly blends modern design with periodic features. the property boasts a substantial rear garden, off road parking and garage.



Storm Porch Entrance Hall

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

Lounge

13' 6" x 10' 9" (4.11m x 3.28m)

Double glazed Bay window to the front aspect, cast iron fireplace with wood surround and wooden flooring.

Dining Room

12' 6" x 10' 9" (3.81m x 3.28m)

Log burner with brick surround and hearth, radiator and double glazed French doors to the rear aspect leading to rear garden.

Kitchen

10' 4" x 7' 6" (3.15m x 2.29m)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, integrated double electric ovens, induction hob with cooker hood over, space for fridge/freezer, double glazed window to the side aspect and opening leading to utility room.

Utility Room

5' 4" x 3' 1" (1.63m x 0.94m)

Wash hand basin, low level WC, plumbing for washing machine, space for tumble dryer and double glazed obscure window to the rear aspect.

First Floor Landing

Stairs rising from entrance hall, access to loft space and doors leading to all rooms.

Bedroom One

14' x 11' 11" (4.27m x 3.63m)

Two double glazed windows to the front aspect, feature cast iron fireplace, coving to ceiling and radiator.

Bedroom Two

12' 5" x 8' 4" (3.78m x 2.54m)

Double glazed window to the rear aspect, cast iron feature fireplace and radiator.

Bathroom

Four piece suite comprising shower cubicle with mains shower over, bath with mixer tap and additional shower attachment over, wash hand basin, low level WC, heated towel rail and double glazed obscured window to the rear aspect.

Externally

Front

Small frontage enclose with dwarf brick walling and pathway leading to front door.

Rear Garden

Large rear garden that backs on to the Cricket club, mainly laid to lawn, paved area with two sheds, Summerhouse and fully enclosed with timber fencing.



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welcome to Marshalls Road, Raunds

- Garage
- Parking
- Substantial Garden
- Two reception Rooms
- Two bedrooms

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

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RDS106607 - 0003

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