

Rockingham Rise, Raunds WELLINGBOROUGH NN9 6UU

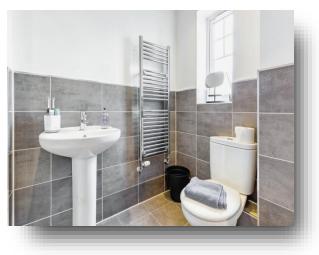


welcome to

Rockingham Rise, Raunds WELLINGBOROUGH

This Three bedroom Semi Detached home offers to the ground floor; entrance hall, cloakroom, lounge and kitchen/diner. On the first floor are the Three bedrooms, the master with en suite and the family bathroom. The rear garden is laid with lawn has a patio providing a seating area

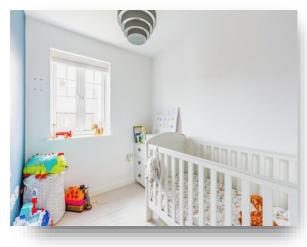












Entrance Hall

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

Cloakroom

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

Lounge

17' 5" x 11' 5" (5.31m x 3.48m) Double glazed window to the front aspect and two radiators.

Kitchen / Diner

15' x 11' 2" (4.57m x 3.40m) 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 oven and induction hob with cooker hood over, plumbing for washing machine and dishwasher, integrated fridge/freezer, double glazed window to the rear aspect, under stairs pantry, radiator, central heating boiler in cupboard and double glazed French doors to the rear aspect.

First Floor Landing

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

Bedroom One

11' 8" x 10' 6" ($3.56m \times 3.20m$) Double glazed window to the front aspect, built in wardrobes, radiator and door to en suite.

En Suite

Double glazed obscure window to the front aspect, WC, wash hand basin, double shower cubicle, extractor fan, spotlights, part tiling and heated towel rail.

Bedroom Two

10' 3" x 8' 1" ($3.12m\ x\ 2.46m$) Double glazed window to the rear aspect and radiator.

Bedroom Three

7' 11" x 6' 7" (2.41m 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

Driveway providing off road parking for several cars.

Rear Garden

Mainly laid to lawn, patio providing a seating area, outside tap, door to the garage and fencing enclosing the garden.

Garage

Accessed via up and over door from the driveway, power and lighting connected.





welcome to

Rockingham Rise, Raunds WELLINGBOROUGH

- SEMI DETACHED HOME
- THREE BEDROOMS
- OFF ROAD PARKING
- GARAGE
- EN SUITE TO MASTER

Tenure: Freehold EPC Rating: B

£290,000





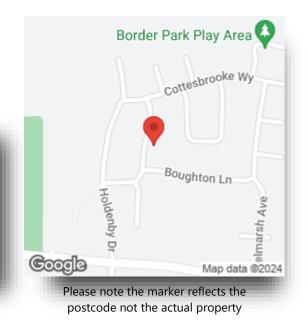
view this property online williamhbrown.co.uk/Property/RDS106115



Property Ref: RDS106115 - 0005 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.

KickenOmer Bedronf Bed



william h brown



R

01933 626625

raunds@williamhbrown.co.uk



57 Brook Street, Raunds, WELLINGBOROUGH, Northamptonshire, NN9 6LL



williamhbrown.co.uk