



### HOW TO THERE

From Northampton town centre follow the A45 in an Easterly direction to the Wellingborough roundabout. At the traffic lights take your third turning on your left, continue on the A45 passing the Villages of Little Irchester, Rushden and Higham Ferrer's. At the Stanwick roundabout turn right in to West Street and follow this road round to Raunds Road and on to the Stanwick Road. At the next roundabout turn right into Chelveston Road. At the next roundabout turn left into Darsdale Drive and continue along then bear left into Lime Oval where the property can be found on the left hand side.

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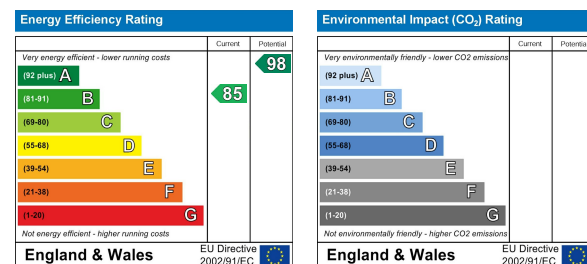
## 45 Lime Oval, Raunds, Wellingborough, NN9 6FX



### Asking Price £235,000 Freehold

A modern three bedroomed mid terrace property built by Persimmon in 2019. The property is situated on a quiet road on the edge of the popular Northamptonshire town of Raunds. The accommodation comprises; entrance hall, cloakroom, kitchen / diner and lounge. To the first floor are three bedrooms and a family bathroom. Outside is a driveway giving off road parking for two vehicles. The rear garden is mainly laid to lawn and patio and enjoys a sunny aspect.

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via uPVC double glazed front door with porthole window above, stairs to first floor, under stairs storage cupboard and radiator. Doors to:-

#### CLOAKROOM

Comprises WC wash hand basin, radiator and extractor.

#### LOUNGE

15'4 x 11'1

uPVC double glazed French doors to rear garden and radiator.



#### KITCHEN / DINER

11'2 x 10'0

Fitted with a range of base and eye level units, roll top work surfaces and splashbacks. Stainless steel sink and drainer with chrome mixer tap. Built-in appliances include oven, hob, extractor, fridge/freezer, dishwasher and washer/dryer. Space for table, radiator and uPVC double glazed window to front. Cupboard housing the gas wall mounted combination boiler.



### FIRST FLOOR

#### LANDING

Loft access. Doors to:-

#### BEDROOM ONE

15'3 x 11'2

Two uPVC double glazed windows to front, built-in double mirror with wardrobes and radiator.



#### BEDROOM TWO

10'5 x 8'6

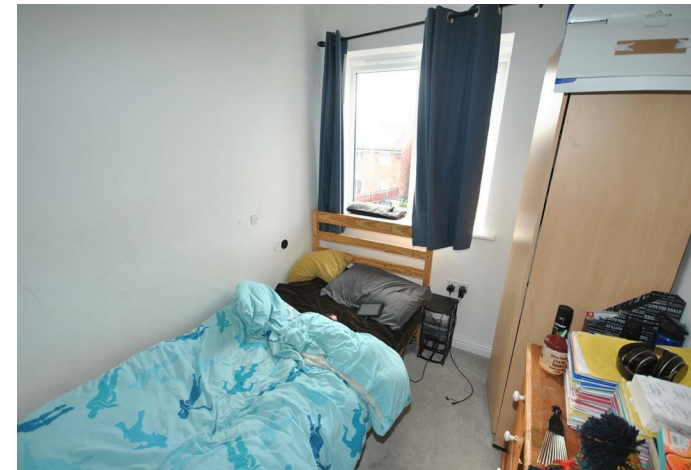
uPVC double glazed window to rear and radiator.



#### BEDROOM THREE

10'5 x 6'5

uPVC double glazed window to rear and radiator.



#### FAMILY BATHROOM

6'6 x 5'7

Comprises; WC, wash hand basin and vanity unit with storage below. Panelled bath with rain held shower and hand held shower attachment and glass screen. Tile splashbacks, extractor and radiator.



### OUTSIDE

#### FRONT GARDEN

Mainly laid to lawn with stone chippings. Path to front door and wrought iron fencing. There's a driveway to the front giving off road parking and an additional allocated spot on the driveway opposite.

#### REAR GARDEN

There is a patio area and the remainder of the garden is mainly laid to lawn. Rear pedestrian access through gate. Enclosed by wood panel fencing and the rear garden enjoys a sunny aspect.



### SERVICES

Gas, water and electrics are connected.

### COUNCIL TAX

North Northamptonshire Council - Band B

For further information on viewing call 01604 230222