



Kelmarsh Avenue, Raunds Wellingborough  
**£250,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Spacious Downstairs
- Private Enclosed Rear Garden
- Off Road Parking
- WC
- Close to useful road links

Outside, the front of the house has a small lawn area with a pathway to the front door. Along the left hand side, there is a driveway for two vehicles and a gate into the rear garden.

Upon entrance, there is a hallway with a WC to the left and kitchen to the right. The kitchen is a great space which includes plenty of storage cabinets, integral appliances and room for a dining table. At the end of the hallway, there is a generous sized living room with French doors that lead into the rear garden.

Upstairs, there are three bedrooms and a family bathroom. Bedroom 1 and 2 are both double sized rooms, whilst bedroom 3 is a single size room. The family bathroom is complete with a three piece suite including a fitted shower/bath.

Outside, the rear garden is a great size with a combination of lawn and patio.



We strongly advise to register your interest early to avoid disappointment!

Measurements

Living Room - 4.7 x 3.3 (15' 4" x 10' 8")

Kitchen - 4.2 x 2.4 (13' 7" x 7' 9")

WC

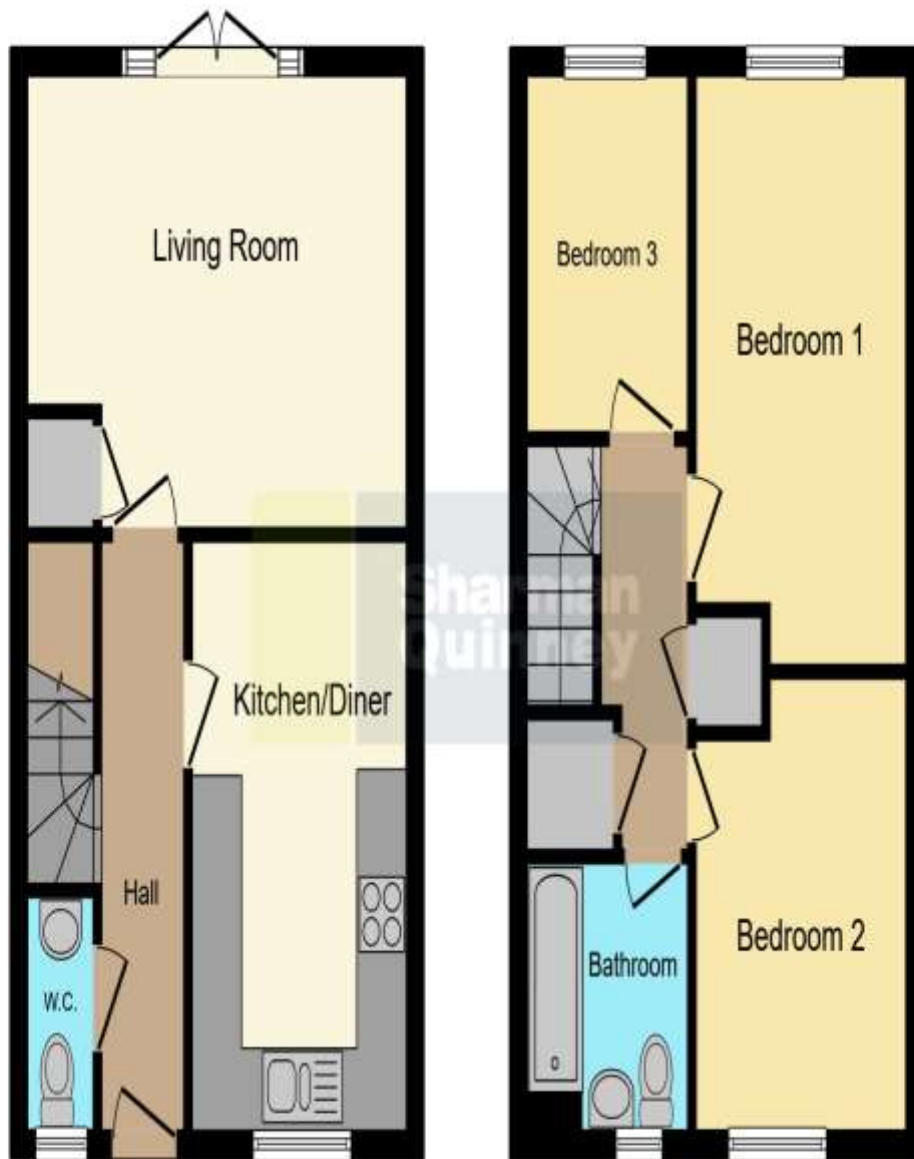
Bedroom 1 - 4.3 x 2.6 (14' 1" x 8' 5")

Bedroom 2 - 2.6 x 3.6 (14' 1" x 11' 8")

Bedroom 3 - 2 x 2.6 (6' 6" x 8' 5")







**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:  
**01832 735589**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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