



Kelmarsh Avenue, Raunds Wellingborough
£375,000 Freehold

**Sharman
Quinney**

Key Features



- Close to A45/A14 corridor
- High speed broadband
- Dedicated study
- Single Garage
- Driveway for several cars

Sharman Quinney are very pleased to offer for sale this very well presented and spacious 4 bedroom detached family home, situated in the popular Northamptonshire town of Raunds. With the A45/A14 corridor close by it is also perfect for commuters.

Downstairs there is a spacious entrance hall providing access to a well-proportioned lounge, dedicated study, downstairs WC, beautiful kitchen/diner and utility room. Upstairs there is a master bedroom with en-suite shower room, 3 further bedrooms and a family bathroom.

Outside there is a walled front garden with a metal gate and pathway that leads to the front entrance hall, along with a good-sized driveway that leads to a large single garage. The rear garden is



enclosed by a brick wall with a patio area immediately to the rear of the property and a low-maintenance garden which is mainly laid to artificial grass, along with a pedestrian door into the side of the garage.

The owners have meticulously and stylishly decorated the property throughout; therefore the property would not require any updating.

Room List

Entrance Hallway

WC

Living Room - 15' 5" x 10' 10" (4.70m x 3.30m)

Study - 7' 7" x 6' 11" (2.31m x 2.11m)

Kitchen/Diner - 22' 4" x 9' 6" (6.81m x 2.90m)

Utility Room

First Floor Landing

Master Bedroom - 11' 6" x 10' 10" (3.51m x 3.30m)

En-Suite Shower Room

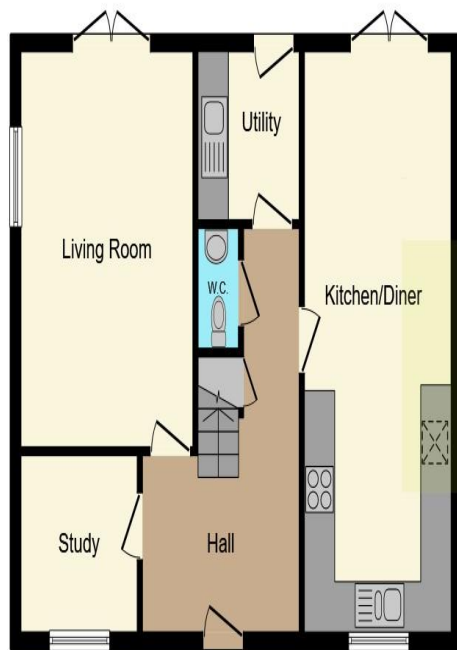
2nd Bedroom - 13' 1" x 11' 6" (3.99m x 3.51m)

3rd Bedroom - 10' 10" x 9' 2" (3.30m x 2.79m)

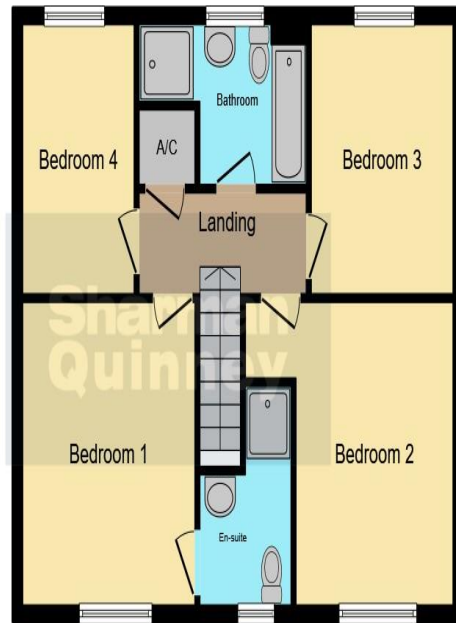
4th Bedroom - 10' 10" x 7' 3" (3.30m x 2.21m)

Family Bathroom

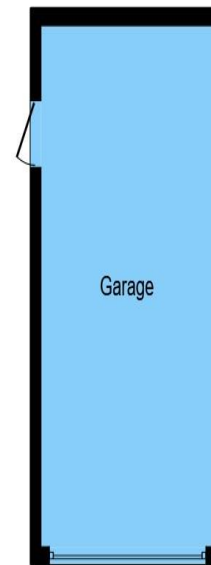




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01832 735589

Selling your property?

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

 01832 735589

 16 High Street, THRAPSTON, Northamptonshire, NN14 4JH

 thrapston@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103190 - 0003

