



Kelmarsh Avenue, Raunds Wellingborough  
**£345,000 Freehold**

**Sharman  
Quinney**

# Key Features

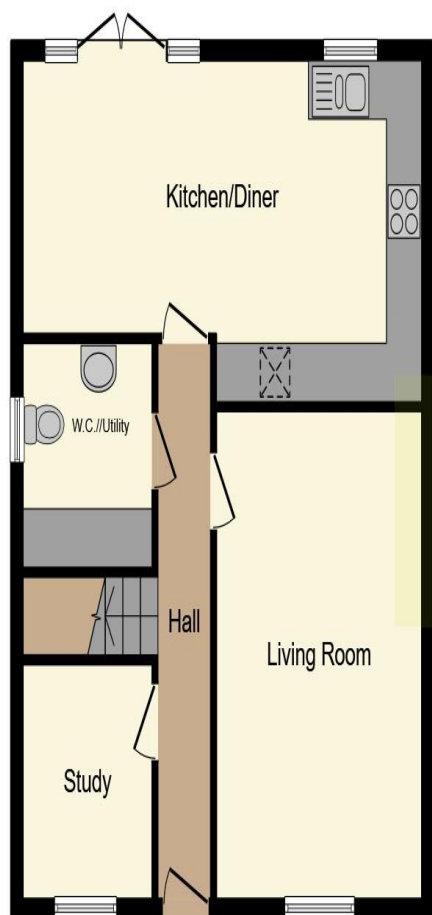


- A fabulous 'Bellway' built four bedroom detached family home
- Commanding view over open green space
- Four double bedrooms, master bedroom with En-suite
- 22ft 5 x 11ft 4 Kitchen/Diner
- Block paved driveway proving leading to single garage

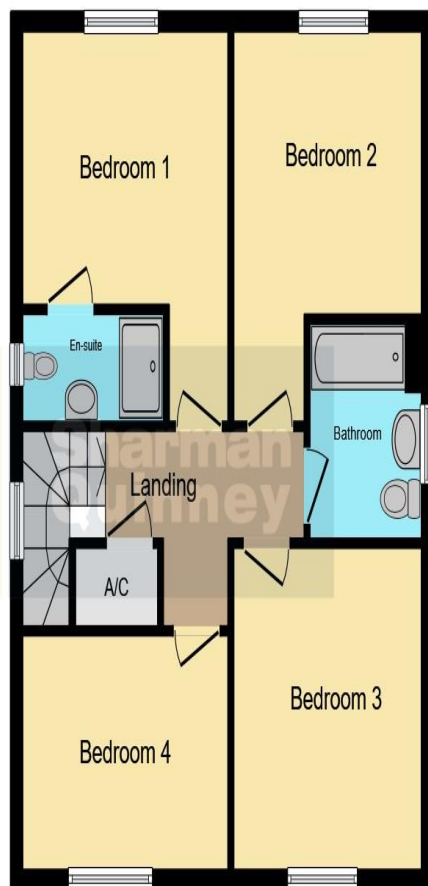
Lounge - 16' 3" x 11' 2" (4.96m x 3.41m)  
Kitchen/Diner - 22' 5" x 11' 4" (6.84m x 3.47m)  
Cloaks WC/Utility - 6' 5" x 6' 8" (1.98m x 2.04m)  
Bedroom One - 11' 6" x 13' 1" (3.51m max. x 4.01m max)  
Bedroom Two - 13' 1" x 10' 8" (3.99m max x 3.27m max)  
Bedroom Three - 11' x 10' 4" (3.36m x 3.15m)  
Bedroom Four - 7' 7" x 11' 9" (2.33m x 3.60m)



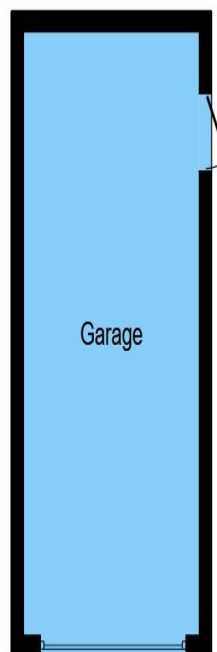




**Ground Floor**



**First Floor**



**Garage**

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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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: THR103373 - 0003

