



Windmill Lane, Raunds  
**£300,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- Detached Three Bedrooms - Remodelled & Updated Home
- Open Plan Kitchen with side and French Doors to garden
- Landscaped Rear Garden - New decking and Pergola
- Updated Kitchen and Family Bathroom
- Exceptionally spacious Porch Entrance

Features include a remodelled internal design to reflect modern living, attractive installations, including replacement kitchen and stylish family bathroom and exceptional landscaped private rear garden, laid mainly to lawn with a large and recently added decking - entertaining area complete with Pergola for shade.

The spacious and light reception hallway has tiled flooring, leading to an inviting light reception lounge featuring a fireplace with living flame gas fireplace and large squared arch connection to the Open - Plan kitchen/diner. The lounge and dining space feature continuation high quality laminate flooring, which extends to the stairs and to the majority of the first floor.



The ground floor benefits from the added light from the French doors to the rear garden. The fitted kitchen is of good quality with nice features including oiled timber work surfaces and high-end stone mix composite sink, with integrated oven and glass gas hob and filter over, and further space, for free standing appliances including washing machine and dishwasher and fridge freezer may be negotiable.

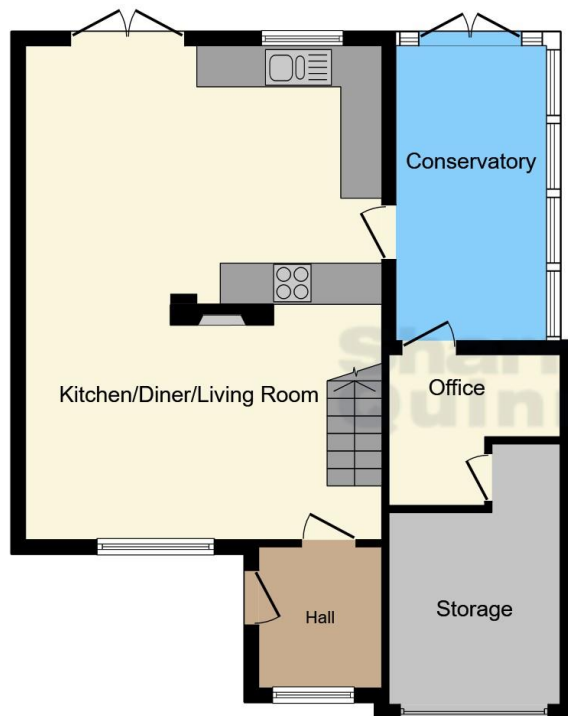
The dining area has French doors leading to the garden Pergola and decking areas. A further door from the kitchen leads to the side access.

The first-floor landing has doors to all first-floor accommodation, airing cupboard and access via a hatch

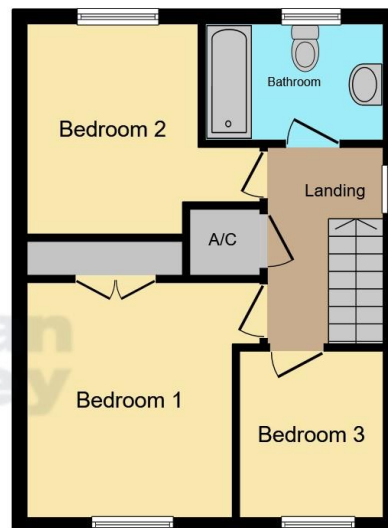
To the loft area, where the combination boiler is installed. There are Two Double bedrooms one of which has full height storage. Bedroom three is a single bedroom with built in storage full height wardrobe with shelves - over the stairwell and a built-in guest bed that converts from a single to a double that will remain. The recently refitted family Three-piece bathroom is contemporary, with stylish fittings bath and shower over with glass screen. Arranged over two floors this property benefits from full double glazing and gas fired central heating.







**Ground Floor**



**First Floor**

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## Outside

The property includes a very well presented, landscaped rear garden - with vast entertaining Decking / Pergola seating area, to the fully enclosed and recently fenced with gated side access. The front garden is open-aspect and well-maintained lawn and attractive block paving to the driveway for two cars and garage for further parking.

## Measures

Entrance Hallway 1.86m x 1.74m (6' 10" x 5' 7")

Lounge 3.86m x 5.15m (12' 6" x 16' 9")

Kitchen/Dining 5.14m x 3.86m (16' 9" x 12' 6")

Master Bedroom 3.56m x 2.97m (11' 6" x 9' 7")

Bedroom Two 2.58m x 2.97m (10' 2" x 12' 2")

Bedroom Three 2.65m x 2.82m (8' 4" x 9' 2")

Bathroom 2.97m x 2.07m (9' 7" x 6' 7")

Three Piece Suite

Garage Single Brick - Up over Door

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