



Welland Close, Raunds
£370,000 Freehold

**Sharman
Quinney**

Key Features



- Detached Extended Four Bedroom Home - Garage and Driveway
- Three Receptions and Kitchen - Spacious 25FT Lounge
- Study/Dressing Room - Garden Room with solid roof
- Block Paved Driveway - Accommodating multiple vehicular Parking
- Double Glazed throughout - Gas Central Heating - Updated Family Bathroom

Entered via double glazed door. Impressive hallway with wooden flooring, radiator and doors lead to the Guest/ WC., lounge and kitchen. Stairs rising to first floor. The adjacent 25ft lounge with bay window to front and feature gas fire in surround. Double doors to dining room, featuring double glazed French doors to rear garden room. This versatile space offers all year comfort, with a recently replaced solid roof, with laminate flooring. Double glazed window to rear. Fully fitted kitchen with wall and base units. Belfast sink mixer taps. Solid wood worktops. Rangemaster cooker and canopy extractor fan. Integral dishwasher. Integral fridge. Opening to breakfast room. Adjoining, is



the Breakfast room, with double glazed French doors to garden. Tiling to floor. Door to utility room featuring full height deep cupboards to one side. Wall and base units. Plumbing for washing machine. Space for tumble dryer. Tiling to floor.

First Floor

Spacious landing with loft access to an extensively boarded loft with combi boiler. Airing cupboard. Doors to bedrooms and bathroom. Opening to study/dressing area, link room ideal for either study or dressing area to bedroom two and across the landing are three further good size bedrooms. Bedroom one has fitted full height wardrobes. The Family bathroom benefits from an updated suite comprising of a bath, tiled wall to ceiling, and then a separate corner shower with thermostatic shower and rainfall head as well as removable handheld.

Low level WC. Wash hand basin. Fully tiled to splashback. Heated towel rail. Laminate flooring.

Outside
Front

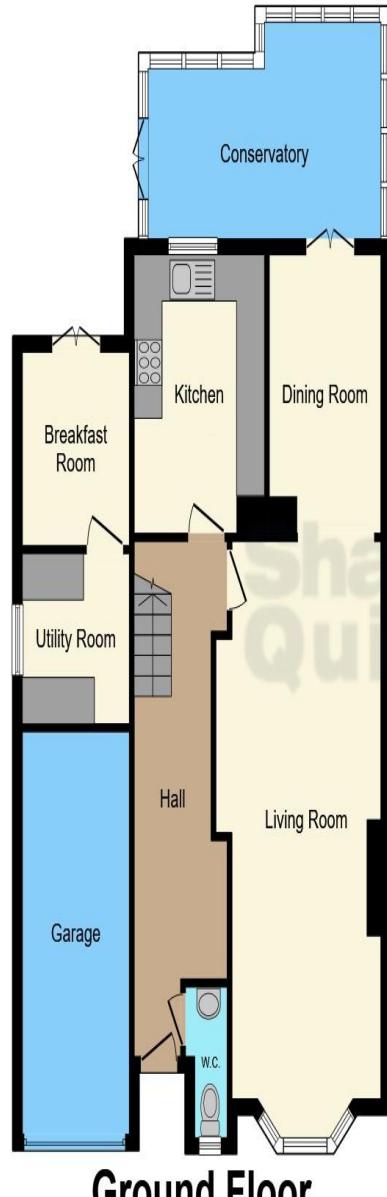
Block paved driveway with parking for several vehicles. Walled surround. Side access to rear secluded via gate.

Rear

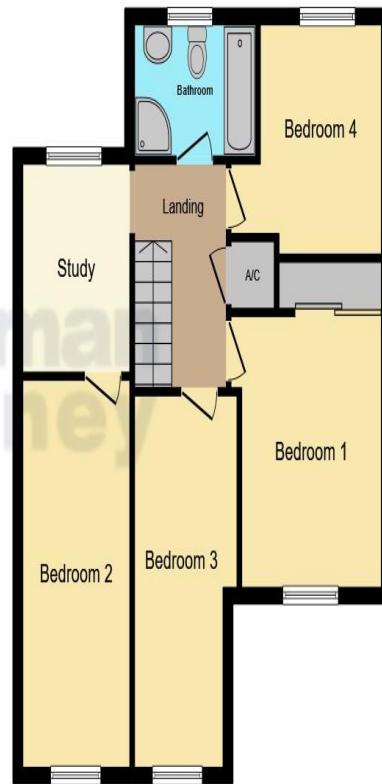
Landscaped Garden with many features to include a circular patio area and an abundance of trees and shrubs. Well- maintained lawn rear. Side access to front and further side. Outside tap and outside light.

Garage





Ground Floor



First Floor

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

With up and over doors. Power and light connected. Plumbing. Expansive block paved driveway accommodating multiple vehicular parking.

Contact Sharman Quinney today, to arrange your viewing and we welcome you to this wonderful home.

Measurements

Living Room 23'3 x 10'4 (7.12m x 3.17m)
 Dining Room 10'7 x 7'6 (3.07m x 2.32m)
 Conservatory - 10'7 x 7'6 (4.7m x 2.38m)
 Kitchen 9'5 x 8'9 (2.92m x 2.73m)
 Breakfast room 8'10 x 8'16 (2.47m x 2.49m)
 Utility Room 7'5 x 4'6 (2.29m x 1.43m)
 Study 7'5 x 8'3 (2.29m x 2.56m)

Bedroom One 9'1 x 11'0 (2.77m x 3.35m)
 Double glazed window to front. Fitted wardrobes.
 Bedroom Two 16'0 x 7'0 (4.88m x 2.13m)
 Double glazed window to front.
 Bedroom Three 15'0 x 6'0 (4.57m x 1.83m)
 Double glazed window to front. Radiator.
 Laminate flooring.
 Bedroom Four 9'1 x 8'0 (2.77m x 2.44m)
 Double glazed window to rear. Radiator.
 Laminate flooring.
 Bathroom (Refitted and Tiled)

To view this property call Sharman Quinney on:
01832 735589

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home valuation.

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