



Groom Walk, Raunds
£280,000 Freehold

**Sharman
Quinney**

Key Features



- Exceptional Property - With Circa 5 Years NHBC Warranty Remaining!
- Modern Mid terraced Home -Off-Road Parking
- Kitchen/Diner
- 3 Good sized Bedrooms
- En-suite to Main bedroom

Tucked away in a quiet location this well presented three bedroom terraced property is situated in the market town of Raunds. With three well-proportioned bedrooms with an en-suite to the main bedroom the property further benefits from two allocated off road parking spaces and integrated appliances in the kitchen.

Downstairs briefly comprises of downstairs wc, kitchen/dining room fitted with built in oven, hob and extractor fan, dishwasher and fridge/freezer. The living room is set to the rear with patio doors leading out to the enclosed rear garden. To the first floor are three bedrooms with bedroom one benefiting from an en-suite shower room and further family bathroom fitted with a three piece suite.



Outside the rear garden offers a private aspect with patio and lawn with the allocated off road parking beyond the fence.

Lounge
3.68m x 5.44m (12'1" x 17'8")

Kitchen/Diner
4.66m x 3.11m (15'3" x 10'2")
Featuring ample storage and integrated fridge/freezer and dishwasher.

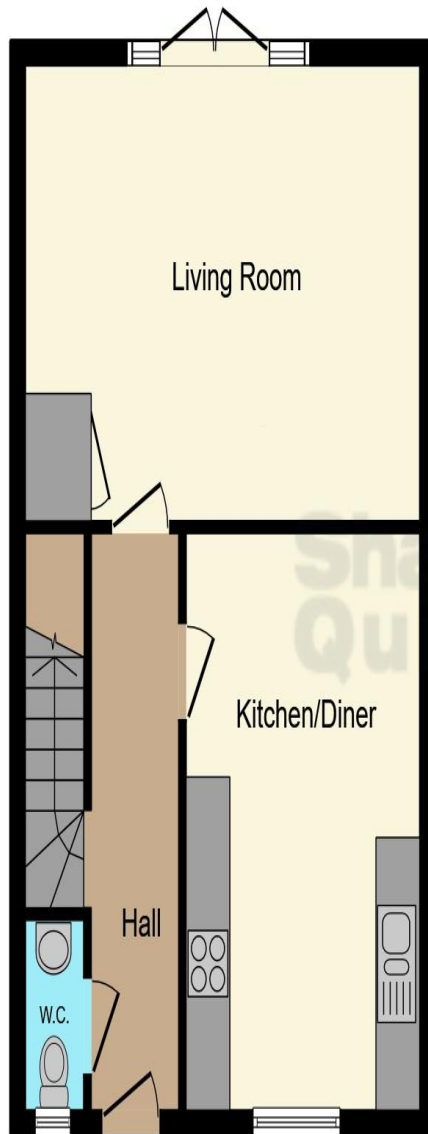
First Floor

Bed 1
3.24m x 2.87m (10'6" x 9'4")
Door to ensuite shower room

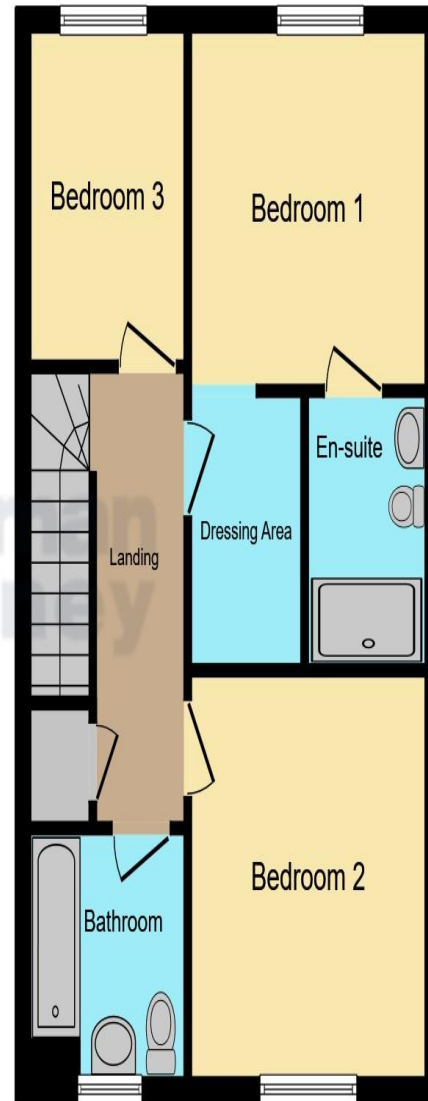
Bed 2
3.24m x 3.22m (10'6" x 10'5")

Bed 3
2.11m x 2.70m (6'9" x 8'9")





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

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