



Weighbridge Way, Raunds
£365,000 Freehold

**Sharman
Quinney**

Key Features



- Detached 4 Bedrooms 3 Doubles Oversized 4th Bedroom, 14 Solar Panels (with income)
- Raunds Market Town Modern Home - Constructed c2019 Build Warranty Remaining
- Larger than average rear garden Garage & Driveway
- Master Bedroom with en-suite
- Reception, Kitchen/ Dining Family Room

room features a box bay window.

The spacious open-plan kitchen/breakfast room - incorporates an array of fitted appliances including integrated washing machine, dishwasher, fridge and freezer, oven and hob, with ample work surfaces. The kitchen, easily accommodates a large table or a smaller table and family seating area with French doors to the garden to create a wonderful connecting space to the kitchen/breakfast dining area for modern family living.

The first-floor landing features store cupboard. Loft access and further first floor accommodation,



to four Bedrooms. Attractive ensuite with double width shower enclosure feature in the spacious master bedroom. Bedrooms Two, Bedroom Three are Double Bedrooms. Bedroom Four is an oversize single just shy of being a double bedroom. The three-piece suite - family bathroom like the ensuite has a luxurious and modern feel with bath and shower over, and this completes the first floor.

Outside

The front garden is open aspect, with a tarmac driveway extending to two plus parking spaces and lawn, accommodating multi vehicular parking to the garage.

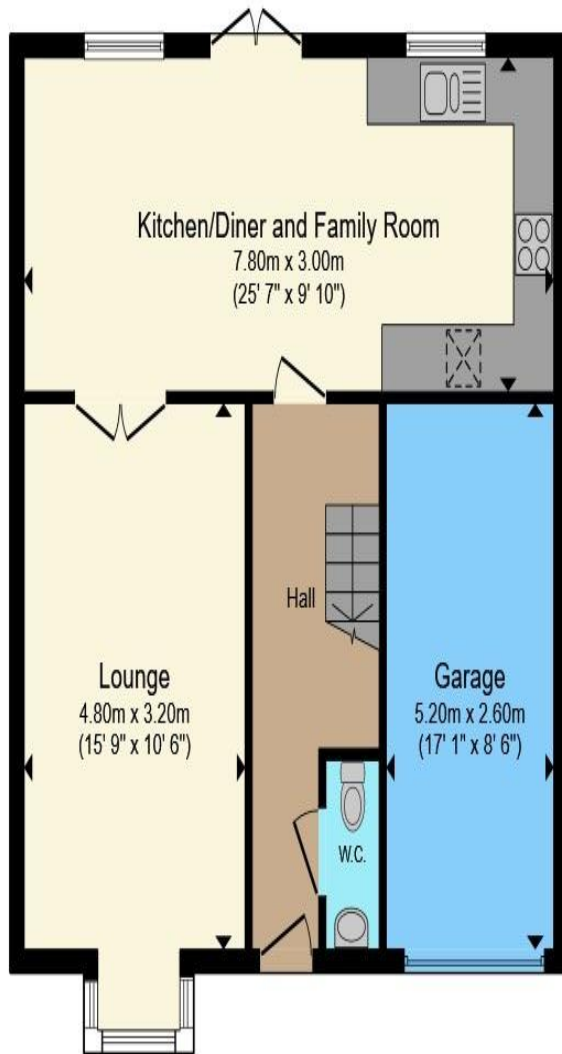
The rear garden has been laid to immediate patio and extensive lawn, making this a wonderful and pleasant garden for entertaining.

Agents note: Annual service charges apply for the upkeep of public green space, paid annually and in advance. As a guide, we are advised this is currently approximated.

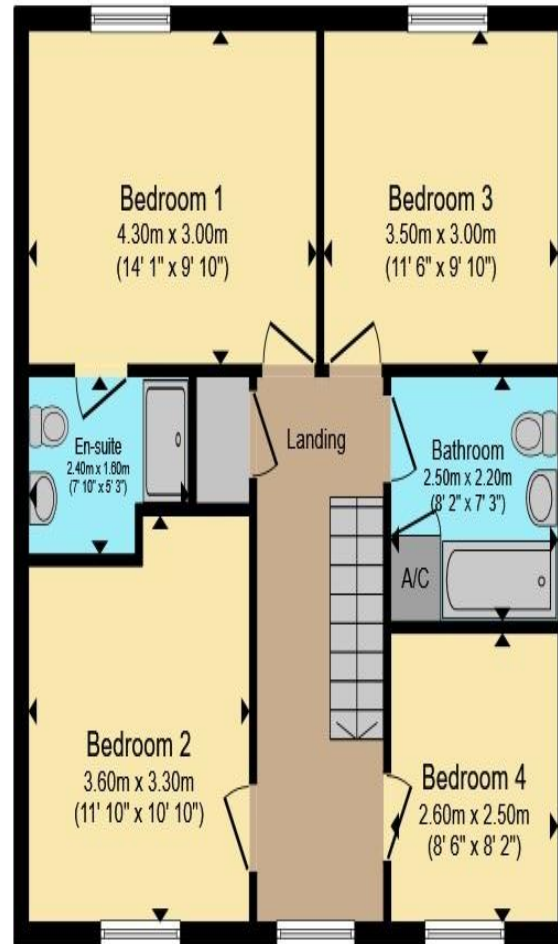
Service Charge. Quoted Currently at £203.00 (Charged annually in advance). This may need further clarification.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee





Ground Floor



First Floor

Total floor area 127.4 m² (1,371 sq.ft.) approx

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.propertybox.io

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cannot be refunded, even if the property purchase does not go ahead.

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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: THR103790 - 0002

