



## **10 Broadlands, Raunds Northamptonshire NN9 6QL Price £350,000 Freehold**

Mike Neville are delighted to offer to the open market for sale this spacious detached four bedroom family home. The accommodation comprises: large entrance hall, ground floor cloakroom/WC, kitchen/diner utility room, large living room, four bedrooms (three being double) en-suite shower room/WC to the master bedroom and a family bathroom/WC. The single garage has been converted into an office and provides a storage area also. Externally, the property boasts an enclosed rear garden and off road parking for two vehicles.

\*TENURE - FREEHOLD  
\*COUNCIL TAX BAND - E

- No Onward Chain
- Ground Floor Cloakroom/WC
- Enclosed Rear Garden
- Energy Efficiency Rating - D63
- Four Bedroom Detached Family Property
- Spacious Lounge
- Home Office and Store (Converted garage)
- Kitchen/Diner and Utility Room
- Family Bathroom & En-Suite to Master Bedroom
- Off Road Parking for Two Vehicles



### Location

Off Mountbatten Way. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Energy Rating

Energy Efficiency Rating - D63

Certificate number - 2140-7808-1050-2101-3325

### Council Tax Band

E

### Accommodation

#### Entrance Hall

#### Downstairs W/C

Lounge 19'5" x 12'1" (5.92m x 3.69m )

Kitchen/Dining Room 10'11" x 18'10" (3.35m x 5.75m)

Utility Room 8'1" x 6'11" (2.47m x 2.11m)

#### First Floor

#### Landing

Bedroom 1 10'10" x 11'5" (3.31m x 3.49m)

#### Ensuite

Bedroom 2 11'0" x 12'1" (3.37m x 3.69m)

Bedroom 3 8'0" x 9'11" (2.45m x 3.04m)

Bedroom 4 7'6" x 7'2" (2.31m x 2.19m)

#### Bathroom

#### Outside

#### Front Garden

#### Rear Garden

#### Driveway

#### Home Office and Store (Converted garage)

#### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

#### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

#### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

#### Money Laundering Regulations 2017

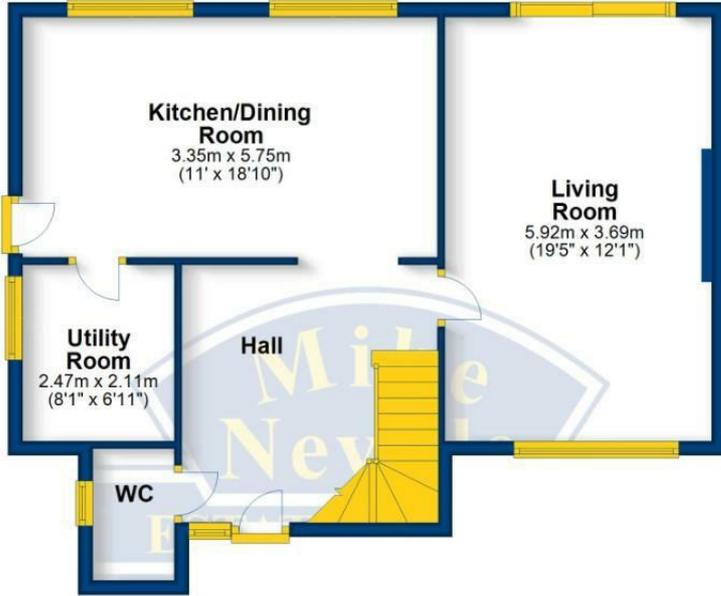
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





### Ground Floor

Main area: approx. 62.8 sq. metres (676.2 sq. feet)  
Plus garage, approx. 13.8 sq. metres (148.3 sq. feet)



### First Floor

Approx. 58.7 sq. metres (631.4 sq. feet)



Main area: Approx. 121.5 sq. metres (1307.6 sq. feet)  
Plus garage, approx. 13.8 sq. metres (148.3 sq. feet)