



Chelveston Road, Raunds
£220,000 **Freehold**

**Sharman
Quinney**

Key Features



- Attractive Modern Home
- Open plan Ground floor - Living Accommodation
- First Floor Family bathroom - Ground floor Utility Cupboard & W.C Guest Cloakroom
- Two Double Bedrooms - 2 years + NHBC Building warranty remaining
- Spacious Open Plan Kitchen/Lounge/ Dining Room- with double doors and windows to the rear garden

This Two Double bedroom property occupies a prime position, stepped back from the Chelveston Road, while located in the popular market town of Raunds. In brief, the property is arranged over two floors and comprises: - Hallway, cloakroom/w.c., Open Plan- fitted kitchen. Lounge, /Diner,

The first floor offers Two Double bedrooms - a stylish family bathroom. Immediate driveway parking for TWO/THREE cars, secure and enclosed spacious rear garden landscaped to paved patio and generous lawn. Viewings are highly recommended.



The generously wide hallway is accessed via a high-quality composite multi point locking door. Wide access doorway to the guest cloakroom/w/c. Staircase to the first-floor landing, and to the remaining ground floor accommodation, including an attractive fitted kitchen incorporating fitted fan assisted oven and filter, space for slim dishwasher, free standing Fridge Freezer, dishwasher, and space for washing machine, with work surfaces offices.

The impressively proportioned rear facing-Kitchen/lounge/dining room, with full height windows and double French doors which flood natural light, to this generous living space. Opening out onto a beautiful garden. To the first floor, there are two spacious DOUBLE Bedrooms, features include double fitted wardrobes. Loft access is via landing space. The family bathroom has a white suite, the bath has a shower screen with shower over. The bathroom is also fitted with a wash hand basin and low-level W/c.

Outside

Front - features attractive shrub frontage, car parking driveway dedicated parking for two cars, and additional parking available.

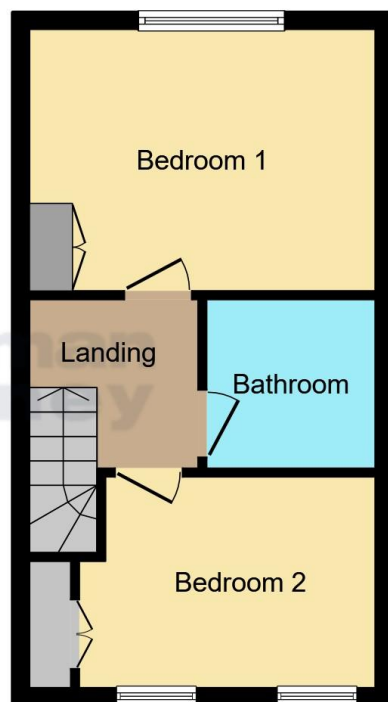
Rear

The rear garden features a generous patio and is landscaped to a lawn with timber raised planting





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

areas. Discreate bin storage area is hidden close to the garden access to the rear latch gate.

Measures

Kitchen - Lounge - Dining 21' 0" x 13' 0" max.
(6.40m x 3.96m)

Bedroom One - 10' 0" x 13' 1" (3.04m max. x
3.99m max)

Bedroom Two - 8' 3" x 11' 1" (2.52m x 3.83m)

Bathroom - 8' 3" x 11' 1" (2.52m x 3.38m)

Agents Notes

Service Charge Applies

The current owner as duly informed us that the Estate charge is currently quoted annually at £200 Per year approximately. We recommend that all potential buyers have this information verified by their solicitors.

To view this property call Sharman Quinney on:
01832 735589

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 01832 735589

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