



**Cottesbrooke Way, Raunds NN9 6UP**

**welcome to**

**Cottesbrooke Way, Raunds**

William H Brown are pleased to bring to market this wonderful, two bedroom home, in the sought after location of Northamptonshire. The beautifully presented property comes with a drive, enclosed rear garden, and two outbuildings. Viewings are highly recommended.



### **Entrance Hall**

Entered via double glazed door to the front aspect, opening to the kitchen, stairs rising to the first floor landing, radiator and doors to all rooms.

### **Cloakroom**

Double glazed obscure window to the front aspect, WC, wash hand basin, tiling and radiator.

### **Kitchen**

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine, integrated fridge/freezer, double glazed window to the front aspect and central heating boiler.

### **Lounge**

Double glazed French doors to the rear aspect with double glazed windows to the sides, under stairs storage cupboard and radiator.

### **First Floor Landing**

Stairs rising from the entrance hall, access to loft space, doors to the bedrooms and bathroom.

### **Bedroom One**

Double glazed window to the rear aspect, built in wardrobes and radiator.

### **Bedroom Two**

Double glazed window to the front aspect, built in wardrobes and radiator.

### **Bathroom**

WC, wash hand basin, shower cubicle, bath, extractor fan, part tiling and radiator.

### **Externally**

#### **Front**

Block driveway providing off road parking for two cars, gravel area, path to front door and side to gated access.

#### **Rear Garden**

Patio providing a seating area, fixed canopy, raised path, gravel areas, decking providing additional seating area and garden sheds.



**view this property online** [williamhbrown.co.uk/Property/RDS106700](http://williamhbrown.co.uk/Property/RDS106700)



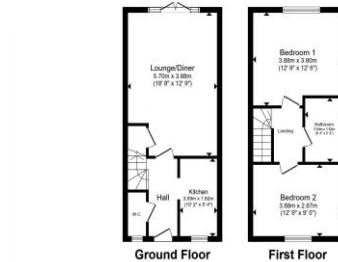
welcome to

## Cottesbrooke Way, Raunds

- Two Bedroom Semi-Detached
- Drive
- Immaculately Presented
- Sought After Location
- Close to Transport Links

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

offers in excess of  
**£250,000**



Total floor area 69.0 m<sup>2</sup> (743 sq ft) approx.  
This floor plan is illustrative only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations 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 survey must be taken by your representative. Powered by [www.planimeter.co.uk](http://www.planimeter.co.uk)



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RDS106700 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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