



**Lee Way, Raunds NN9 6LE**

**welcome to**

**Lee Way, Raunds**

This Four bedroom Semi Detached home with drive and garage comprises: Ground floor, entrance hall, cloakroom, snug/study, lounge, bedroom, kitchen/diner and utility. First floor, Three bedrooms and bathroom. The rear garden is laid with lawn has a patio providing a seating area and gated access.



### **Entrance Hall**

Entered via double glazed door to the front aspect, double glazed window to the front aspect, stairs rising to the first floor landing, under stairs storage cupboard, radiator and doors to all rooms.

### **Cloakroom**

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

### **Snug / Study**

Double glazed window to the rear aspect and door to the utility.

### **Lounge**

Double glazed window to the front aspect and radiator.

### **Bedroom Four**

Double glazed window to the front aspect, fitted wardrobe and radiator.

### **Kitchen / Diner**

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, integrated electric oven and induction hob with cooker hood over, breakfast bar, double glazed window to the rear aspect, radiator and double glazed doors to the rear garden.

### **Utility Room**

Work surfaces, plumbing for washing machine, radiator, door to the cloakroom, central heating boiler and double glazed door to the side aspect.

### **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 front aspect, built in cupboard and radiator.

### **Bedroom Two**

Double glazed window to the rear aspect, fitted wardrobe and radiator.

### **Bedroom Three**

Double glazed window to the rear aspect and radiator.

### **Bathroom**

WC, wash hand basin, bath with shower over, extractor fan, part tiling and heated towel rail.

### **Externally**

#### **Front**

Driveway to the side, gated side access, lawn area and path to the front door.

#### **Rear Garden**

Lawn area, patio providing a seating area, doors to the utility and garage at the rear of the garden.

#### **Garage**

To the rear of the property. Accessed via up and over door from the driveway, power and lighting connected and door leading to the rear garden.



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## welcome to Lee Way, Raunds

- SEMI DETACHED
- FOUR BEDROOMS
- UTILITY ROOM
- SIDE AND REAR OFF ROAD PARKING
- GARAGE

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

offers in excess of  
**£300,000**



Total floor area 118.1 m<sup>2</sup> (1271 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.zillow.com](http://www.zillow.com)



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RDS105230 - 0003

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