

12 Miles Close, Raunds, Wellingborough, Northamptonshire.

NN9 6SS

£237,500 Freehold

FOR SALE



PROPERTY DESCRIPTION

What's not to love? Nestled away in this quiet cul-de-sac location in the popular market town of Raunds, this fresh and modern three-bedroom semi-detached house offers spacious living accommodation for that ever growing family. Whilst the property is within walking distance of local schools and amenities, it has the blessing of being close to a pocket park and countryside walks. Internally the property comprises of: fully fitted kitchen with 'John Lewis' gas hob, large lounge/dining room with marbled fire place with gas-flame fire and sliding patio doors to the light and bright conservatory. To the first floor expect to find a lovely master bedroom with modern fitted wardrobes and an en-suite. There are also fitted wardrobes to bedroom two, a further bedroom, and a contemporary fitted bathroom. Externally, the secluded rear garden comprises of a paved patio area and a tiered, landscaped garden laid with railway sleepers set with small trees and shrubs. To the front of the property is a large driveway suitable to park two cars.

FEATURES

- Waiting on Floorplan
- Three Bedroom Semi-Detached House
- Cul-de-sac location
- Large Lounge/Dining room
- Conservatory
- Driveway parking for two cars
- Landscaped Tiered Garden
- Close to all local amenities
- Within walking distance of all local schools



ROOM DESCRIPTIONS

Entrance Hall

Enter via a sealed wooden door with etched glass. Entrance hall has a radiator, consumer unit, door to lounge and stairs rising to first floor landing.

Lounge

3.780m x 4.088m (12' 5" x 13' 5") As you enter the lounge you will find a beautiful Bay UPVC double glazed window to the front elevation, fire surround and gas coal effect fire, marble heath, wooden flooring, double radiator, coving to ceiling, T.V point, telephone point. door to storage cupboard, opening to dining room.

Dining Room

2.396m x 2.770m (7' 10" x 9' 1") Radiator, wooden flooring, coving to ceiling, door to kitchen and UPVC double glazed sliding patio door to conservatory.

Conservatory

2.356m x 2.898m (7' 9" x 9' 6") UPVC double glazed door to rear garden, UPVC double glazed windows to side and front elevation, glass roof, tile paved flooring.

Kitchen

2.334m x 2.756m (7' 8" x 9' 1") Fitted kitchen, UPVC double glazed window to rear elevation. Stainless steel sink with swan neck flip taps, rolled top work surfaces, tiling to water sensitive areas, space for washing machine, space for fridge/freezer, double oven (John Lewis), stainless steel gas hob, canopy, extractor fan over, Potterton Boiler, radiator linoleum flooring

First Floor Landing

Stairs from entrance hall, double glazed window to side elevation, loft access.

Master Bedroom

3.534m (min 2.595) x 3.579m (11' 7" x 11' 9") UPVC double glazed window to front elevation, fitted wardrobes, doors to En-suite.

En-Suite

0.959m x 1.656m (3' 2" x 5' 5") door to airing cupboard with tank, chrome ladder radiator, white hand basin with flip tap, shower cubicle with bifold doors, extractor fan.

Bedroom Two

2.412m x 2.850m (7' 11" x 9' 4") UPVC double glazed window to rear elevation, radiator, fitted wardrobes.

Bedroom Three

1.88m x 2.44m (6' 2" x 8' 0") UPVC double glazed window to rear elevation, radiator.

Family Bathroom

1.824m x 1.919m (6' 0" x 6' 4") Panelled bath, telephone-style hand-held shower and flip taps, low level W.C and hand basin. Tiling to water sensitive areas.

Rear Garden

Secluded rear garden comprises of a paved patio area moving down shallow steps to a tiered, landscaped garden with railway sleepers set with small trees and a variety of shrubs.

Front Garden

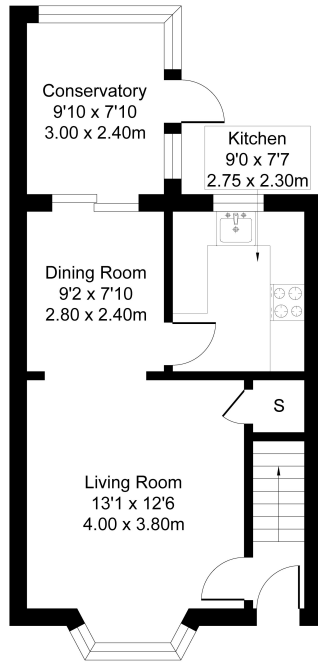
Laid mainly with trees, shrubs and decorative slate, the front garden has a small lawn area with a wide, driveway suitable for two cars. There is a footpath leading to the front door and also to a side gate accessing the rear garden.



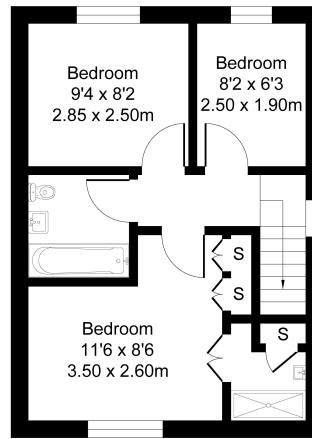
FLOORPLAN & EPC

12 Miles Close

Approximate Gross Internal Area
821 sq ft - 76 sq m



Ground Floor



First Floor

