

Langham Road, Raunds

£240,000 offers over **Freehold**

Sharman Quinney

Key Features

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- Three Bedrooms - Semi - Detached Bungalow
- No Onward Sales Chain
- Large Lounge/Dining Room
- Gas Central Heating - Double Glazing
- Attractive Private Rear Garden with Patio lawn and Shrubs

Briefly comprising Entrance Hallway with storage and airing cupboard. Doors to fitted Kitchen with space for free standing appliances and a well serviced modern era gas fired boiler - wall mounted and external door to the driveway and garden. There's a well-proportioned lounge, with feature double internal patio doors leading to the rear garden patio area.

Of the three double Bedrooms, bedroom two - is currently utilised as a dining room. The main bedroom features fitted double wardrobe and dressing table and built in double wardrobe. While bedroom three is an oversize single bedroom with fitted double wardrobe. The 3-piece shower room comprises a shower enclosure behind glass, basin and w.c.







Front
The property occupies a generous block paved driveway leading to the rear positioned single 4.87m x 2.52m sectional garage - which has benefitted from a new flat roof in recent past, with side personal door and up and over door, light, power.

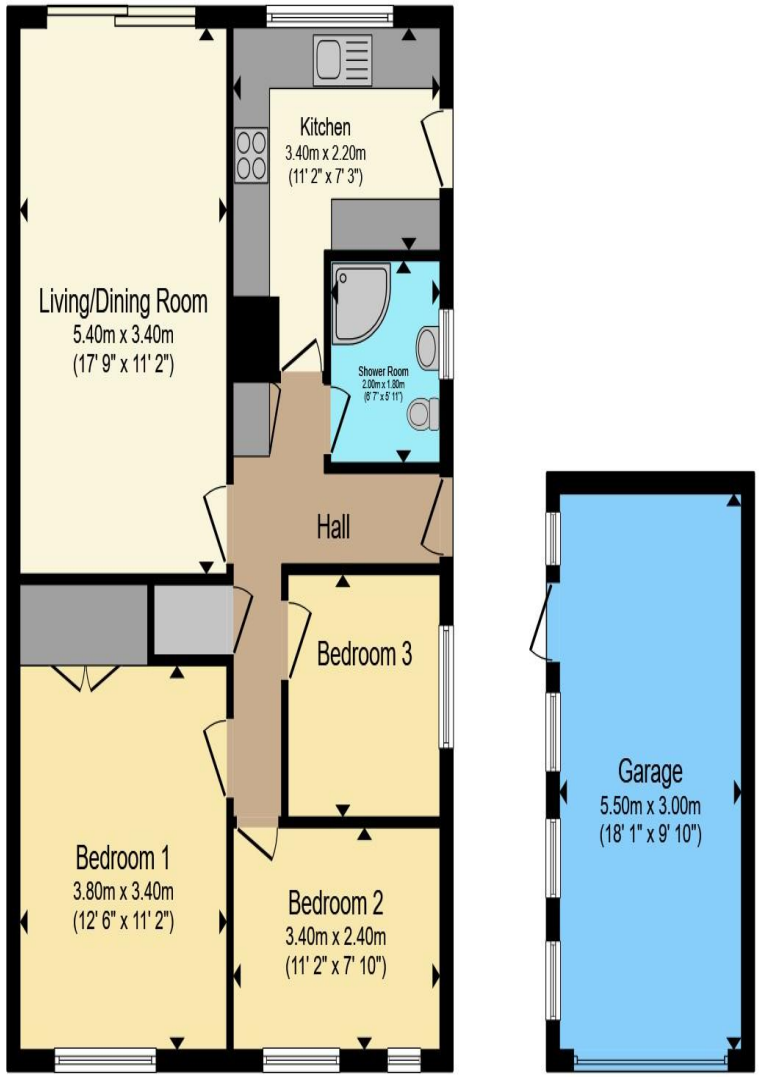
Rear
The rear garden has been thoughtfully landscaped with attractive planting areas, entertaining patio area with lawn and is fully enclosed by timber fencing. Landscaped and well-maintained features include well stocked boarders, lawn with a raised area at the back, with access to a shed.

A personal door leads to the back of the spacious single garage 5.79m x 2.94m. The front elevation provides direct access to the garage and a generous driveway, accommodating multi - vehicular parking. Car port - Located in front of the garage, providing covered parking for up to two vehicles,

Raunds is a small market town with many amenities to include shops, restaurants, cafes, schooling, doctors and dentist. Rushden Lakes development (5.0 mi) 11 minutes by car, offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14







Floor Plan

Garage

Total floor area 86.2 m² (927 sq.ft.) approx

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.propertybox.io

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are close by giving easy access to M1/M6. The train station at Wellingborough (7.2mi) giving access to London in under an hour.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on: **01832 735589**

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The Property Ombudsman