



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



**Lee Way Raunds NN9 6LE**  
**Freehold Price £190,000**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Offered with no upward chain is this extended two/three bedroomed semi detached bungalow situated in a cul de sac within the popular town of Raunds offering a wide range of shops and amenities nearby. Benefits include gas radiator central heating, uPVC double glazing, built in kitchen appliances and offers solar panels and a single garage to the rear in a block. The accommodation briefly comprises entrance hall, lounge, kitchen/breakfast room, three bedrooms, shower room, front and rear gardens and a single garage in a block. Please note the property requires some refurbishment due to some recent internal water damage.**

Enter via front door to:

#### **Entrance Hall**

Loft access, storage cupboard, radiator, doors to:

#### **Former Cloakroom**

Fitted to comprise wall mounted corner wash hand basin, tiled splash backs, work surface, window to rear aspect.

#### **Living Room**

17' 4" x 10' 7" (5.28m x 3.23m)

Sliding patio doors to rear aspect, radiator, electric fire with stone feature surround, coving to ceiling, T.V. point. (please note there is some historic water damage to this room)

#### **Kitchen/Breakfast Room**

17' 9" x 9' 8" (5.41m x 2.95m)(This measurement includes area occupied by kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built-in oven, electric hob, extractor, tiled splash backs, tiled flooring, radiator, cupboard housing shelving and wall mounted gas boiler serving domestic hot water and central heating systems, French door to rear aspect, door to front aspect, window to side and rear aspects. (Please note there is some historic water damage to this room)

#### **Bedroom One**

12' 9" x 10' 7" (3.89m x 3.23m)

Window to front aspect, fitted double wardrobe with storage lockers over radiator.

#### **Bedroom Two**

11' 10" x 8' 4" (3.61m x 2.54m)

Window to front aspect, radiator, T.V. point.

#### **Bedroom Three**

'L' shaped 14' 8" x 10' 1" max. narrowing to 7' (4.47m x 3.07m)

Door with side screen to front aspect, T.V. point, radiator.

#### **Shower Room**

Fitted to comprise low flush W.C., vanity sink unit with cupboard under, corner shower cubicle, fully tiled, tiled flooring, heated towel rail, window to side aspect.

#### **Outside**

Front - Mainly lawn with mature tree, enclosed by picket fencing.

Rear - Paved patio, main lawn, raised border stocked with flowers, bushes and shrubs, gated side pedestrian access, enclosed by mainly wooden panelled fencing, gated rear access and courtesy door to:

Single Garage - Up and over door.

#### **Energy Performance Rating**

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

#### **Council Tax**

We understand the council tax is band C (£1,954 per annum. Charges for 2024/2025).

#### **Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

#### **Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

#### **Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

#### **Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

#### **General Data Protection Regulations 2018**

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

#### **Mortgages**

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

