



**Windmill Lane, Raunds NN9 6LA**

**welcome to**

## **Windmill Lane, Raunds**

William H Brown are pleased to bring this wonderful, four bedroom family home to market. The property is close to local amenities close to the local school. Viewing are highly recommended to appreciate this wonderful property.

### **Entrance Hall**

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

### **Lounge/ Diner**

Double glazed box bay window to the front aspect, feature fireplace with surround and hearth, coving to ceiling, radiator and double glazed French door to the rear aspect leading to conservatory.

### **Kitchen/ Utility Room**

Fitted kitchen comprising wall and base units with worksurfaces over, sink and drainer unit with mixer tap over, tiling to splashback areas, space for range style cooker with cooker hood over, space for fridge/freezer, plumbing for dishwasher, plumbing for washing machine, radiator, double glazed window to the rear aspect, door leading to downstairs WC, door leading to storage room and double glazed door to the rear aspect leading to rear garden.

### **Downstairs W C**

Suite comprising pedestal wash hand basin, low level WC, partly tiled and radiator.

### **Storage**

Double glazed door to the front aspect and double glazed door to the rear aspect leading to rear garden.

### **Conservatory**

Double glazed window to the side and rear aspect, electric heater, radiator and double glazed French door to the side aspect leading to the rear garden.

### **First Floor Landing**

Stairs rising from entrance hall, door to airing cupboard, access to loft space and doors leading to all rooms.

### **Bedroom One**

Double glazed window to the front aspect, coving to ceiling and radiator.

### **Bedroom Two**

Double glazed window to the rear aspect, coving to ceiling and radiator.

### **Bedroom Three**

Two double glazed windows to the front and rear aspect, shower cubicle, wash hand basin and radiator.

### **Bedroom Four**

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

### **Bathroom**

Suite comprising shower with mains shower over and glass screen, vanity wash hand basin, low level WC, partly tiled, radiator and double glazed obscured window to the rear aspect.



## Externally

### Front

Open frontage mainly laid to lawn with shrubs and trees and driveway providing off road parking.

### Rear Garden

Mainly laid to lawn with paved patio area for seating, pathway leading to brick built shed, mature trees and shrubs and enclosed with timber fencing.



**view this property online** [williamhbrown.co.uk/Property/RDS105590](http://williamhbrown.co.uk/Property/RDS105590)



welcome to

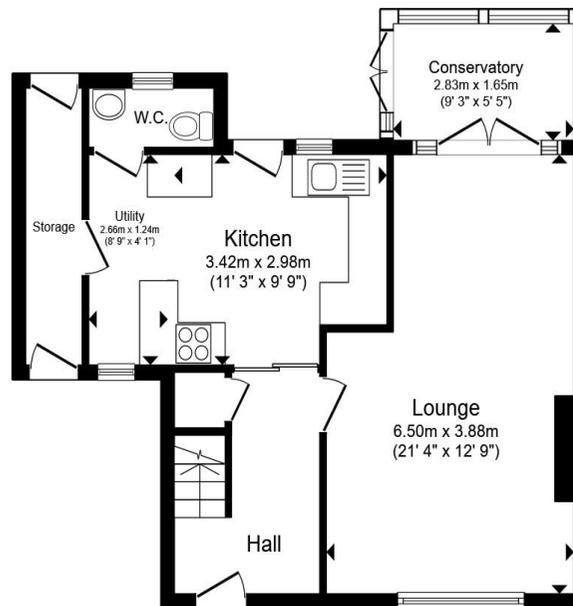
## Windmill Lane, Raunds

- OPEN HOUSE - PLEASE CONTACT BRANCH FOR INFORMATION
- Private Rear Garden
- Drive
- Four Bedroom
- Conservatory

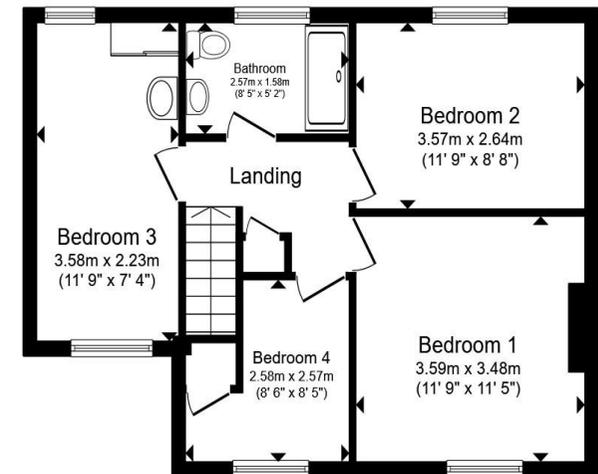
Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£300,000**



Ground Floor



First Floor

Total floor area 103.4 m<sup>2</sup> (1,113 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](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/RDS105590](http://williamhbrown.co.uk/Property/RDS105590)



Property Ref:  
RDS105590 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

william h brown



**01933 626625**



[Raunds@williamhbrown.co.uk](mailto:Raunds@williamhbrown.co.uk)



57 Brook Street, Raunds, Northamptonshire,  
NN9 6LL



[williamhbrown.co.uk](http://williamhbrown.co.uk)