

**HENDERSON
CONNELLAN**
ESTATE AGENTS



“Cool, Calm & Collected”

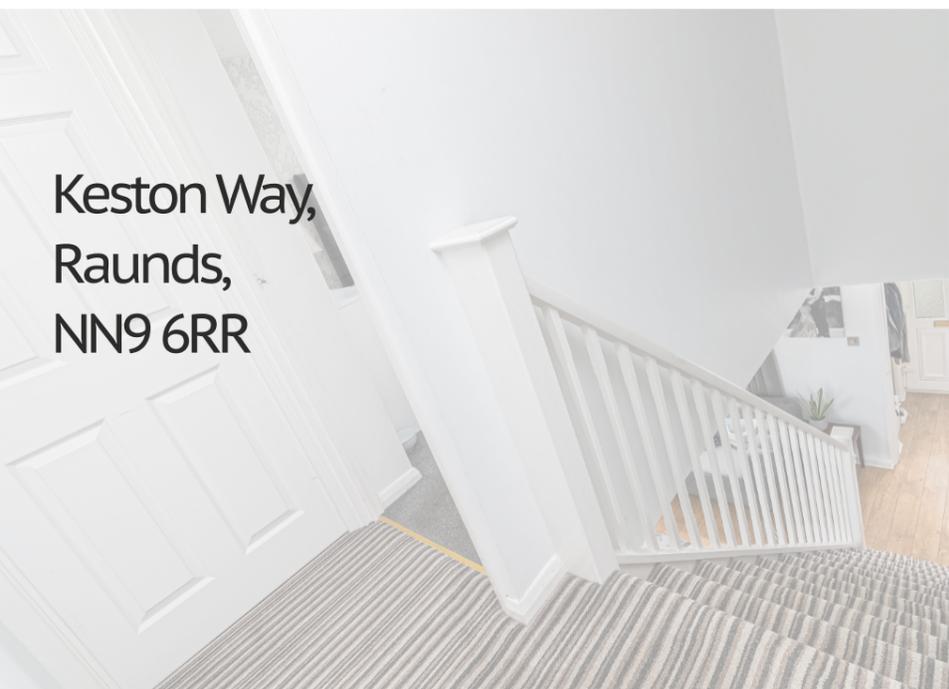


“Cool, Calm & Collected”

This stylish, modern semi detached Home occupies a desirable position in a popular cul-de-sac and has been modernised inside and out to provide modern open plan living.

Property Highlights

- Situated on the periphery of Raunds, within walking distance to both Raunds and Stanwick. Countryside walks are on the doorstep and there are convenient travel links by car, with the A45 and A14 close by providing easy access to Rushden Lakes & Stanwick Lakes.
- Well-presented three bedroom semi detached property neatly tucked into a desirable cul-de-sac benefitting from no passing traffic.
- Entrance through the uPVC and glass panelled front door leads into the Entrance Hall with a door providing access into the principal accommodation.
- Generously sized Living Room benefitting from an open layout with an archway to the Dining Room, stairs rising to the first floor and an abundance of natural light from the window to the front elevation and the sliding patio doors into the conservatory. In addition to this there is a timber effect laminate floor and an electric feature fireplace.
- With an open feel to the Living Room, the Dining Room provides ample space for dining with a continuation of the timber effect laminate floor, a door through to the kitchen and sliding patio doors to the conservatory.
- Modern and contemporary Kitchen featuring a window and door to the rear garden, a door into the dining room and a fitted kitchen to include an array of high gloss units topped with roll-top work surfaces, metro tiled splash backs, a stainless steel sink, space and plumbing for an under-counter washing machine (not included), and integrated appliances to include a dishwasher, high-level double oven, four ring gas hob, and a chimney style extractor hood.
- Conservatory benefitting from a low-level brick foundation topped with a uPVC and glass construction. There is a ceramic tiled floor, heating from the radiator from the central heating, sliding patio doors to the dining room and French doors to the rear garden.
- The stairs flow up to the first floor Landing with a hatch providing access to the loft and a useful storage cupboard.
- There are three Bedrooms, two of which are generous double sized rooms. The Principal Bedroom includes a generous fitted wardrobe, and both the double sized rooms benefit from an elevated view to the front elevation.
- Modern Bathroom featuring a window to the rear elevation, electric underfloor heating, a high-level chrome heated towel rail, attractive contemporary tiling and a three piece suite to include a low-level WC with a conceal cistern, an oversized wash hand basin with storage beneath, and a panel enclosed 'L' shaped bath with a fitted screen and a shower over.
- Council Tax Band: C - EPC Rating: C - Tenure: Freehold



Keston Way,
Raunds,
NN9 6RR

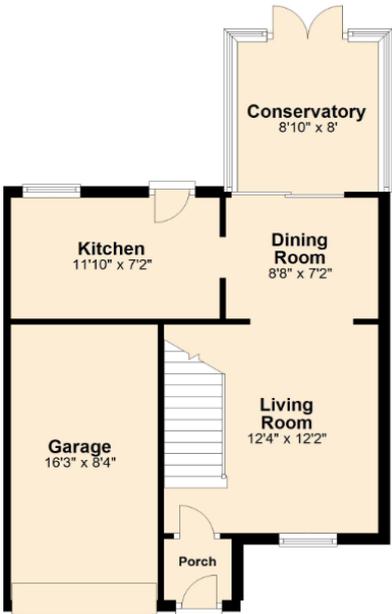


Outside

The property occupies a great position on the cul-de-sac, situated towards the end with an elevated position from the road. The neat frontage has been landscaped to provide additional parking with a hard standing and block paved driveway providing off road parking for two vehicles and a manual up and over door allows access into the single garage. Sat to one side of the property is a raised bed with timber sleepers and an artificial lawn, and a path leads to the secure gated access to the rear garden. The rear garden offers a desirable south facing aspect and has been designed with low maintenance in mind. There is a paved patio area by the property ideal for entertaining and timber sleepers with steps lead up to the artificial lawn area. Surrounding the artificial lawn are raised timber sleepers and planted and gravelled beds with an array of mature and establish bushes, trees, and plantings.

Floorplan

Ground Floor



First Floor



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