

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

www.chrisgeorgeestategent.co.uk

Tel: 01536 524475

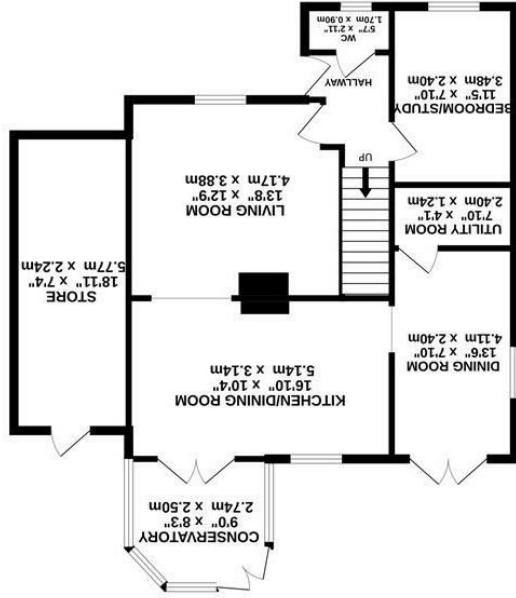
Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

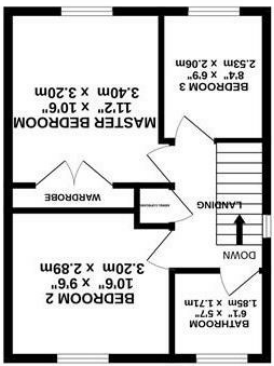
Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.



GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.2 sq.m.) approx.



2 Buggy Way, Raunds, NN9 6SX
Offers in excess of £340,000



This immaculately presented three/four-bedroom detached family home is situated within a quiet cul-de-sac in Raunds and occupies a sizeable corner plot that gives the opportunity to extend the dwelling further, subject to planning permission. The accommodation has been much improved by the current owners and comprises two reception rooms, a re-fitted kitchen/breakfast room, a utility room, a conservatory, a ground floor bedroom/reception room, a fully tiled guest w/c, three good-sized bedrooms, and a re-fitted family bathroom.

The property is inviting and is accessed via a newly installed composite door. Generous in size, the living room enjoys a large window to the front elevation and opens through into the impressive kitchen/breakfast room. The kitchen comprises a range of high-gloss eye and base level units, a central island with a breakfast bar, and a range of integral appliances. An archway leads into the separate dining room, which creates the perfect space for family entertaining with views and access of the garden. The conservatory is a lovely addition to this home and offers the perfect spot to appreciate the garden. To the first floor, you will find the fully tiled family bathroom and three good-sized bedrooms, the master of which benefits from built-in wardrobes.

Outside, the fully enclosed, wrap-around garden has been attractively landscaped and is mostly artificial lawn with a timber decked area and a generous paved patio, providing plenty of space for outdoor furniture and flower pots. You will also find raised troughs, a highly private and secluded side garden, and a purpose-built, fully functional outbuilding, which could function as a home office if desired. There is also access to a large store that runs along the depth of the property. To the front of the property, you will find gravelled driveway parking that borders a lawn frontage. The property also benefits from newly fitted carpets throughout and newly installed UPVC windows.



Living Room

13'8" x 12'8" (4.17 x 3.88)

Kitchen/ Dining Room

16'10" x 10'3" (5.14 x 3.14)

Dining Room

13'5" x 7'10" (4.11 x 2.40)

Utility Room

7'10" x 4'0" (2.40 x 1.24)

Bedroom/ Study

11'5" x 7'10" (3.48 x 2.40)

Conservatory

8'11" x 8'2" (2.74 x 2.50)

Guest WC

5'6" x 2'11" (1.70 x 0.90)

Master Bedroom

11'1" x 10'5" (3.40 x 3.20)

Second Bedroom

10'5" x 9'5" (3.20 x 2.89)

Third Bedroom

8'3" x 6'9" (2.53 x 2.06)

Family Bathroom

6'0" x 5'7" (1.85 x 1.71)

Home Office

15'7" x 10'11" (4.75 x 3.33)

Store

18'11" x 7'4" (5.77 x 2.24)