

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.

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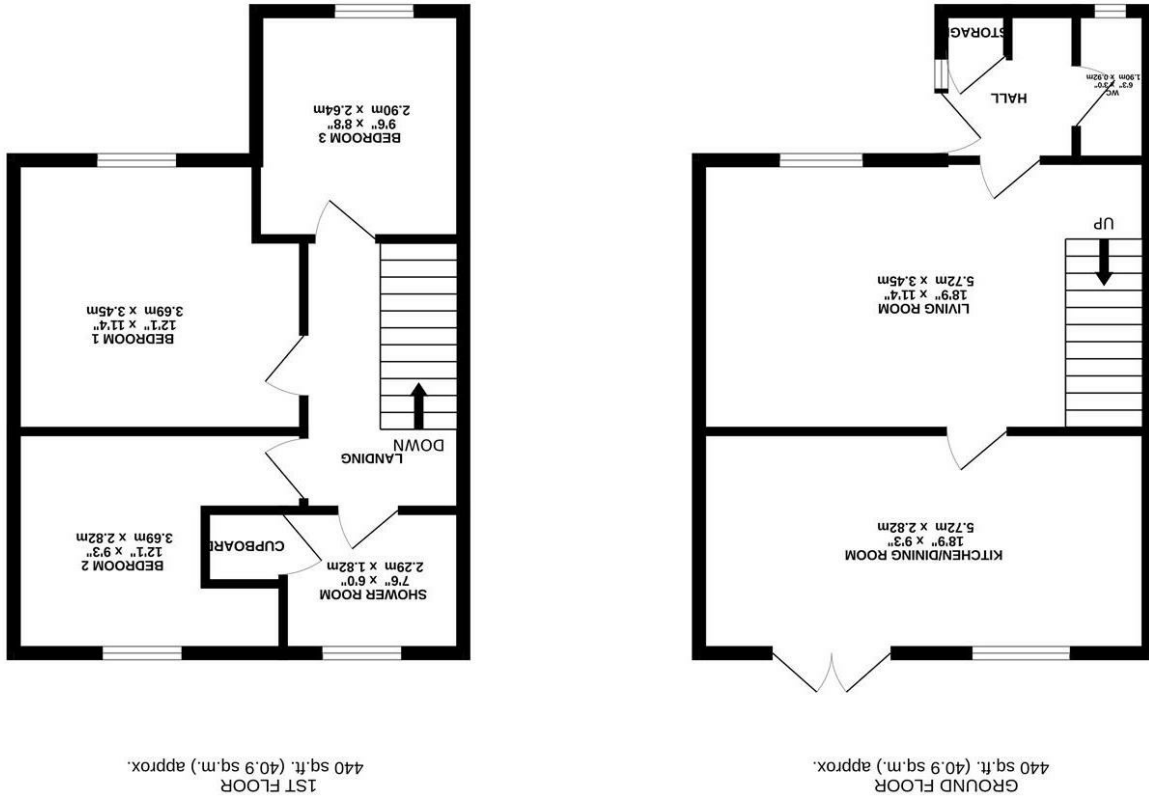
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NN17 1BH

**Thrapston**  
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**Kettering**  
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NORTHAMPTONSHIRE  
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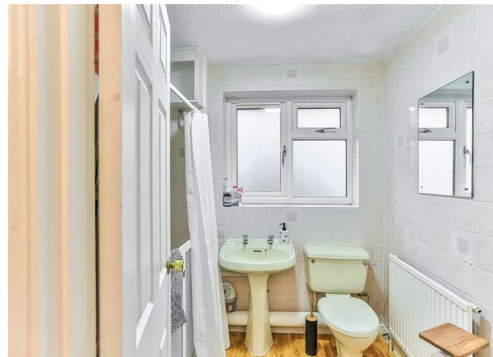
9 Thorpe Street, Raunds, NN9 6LS  
£255,000



Situated within the popular town of Raunds, a stones throw away to a wealth of amenities, is this well presented three-bedroom family home that benefits from ample off road parking to the rear. The accommodation comprises a living room, kitchen/ dining room, a guest w/c, three double bedrooms and a family shower room. Outside, the fully enclosed rear garden is of low maintenance and is predominately paved patio, providing plenty of space for outdoor furniture. There is also space for a shed and gated access to the rear leading to the off road parking.

Entry to the property is gained via a stylish composite door and opens into the spacious entrance hall. The hall gives access to a storage cupboard, guest w/c and the living room. The living room extends the full width of the property and offers a staircase rising to the first floor landing and a door into the kitchen. Recently re-fitted with a modern suite, the kitchen also extends the full width of the property and comprises eye and base level units and space for a cooker, washing machine and a fridge/ freezer. There is also plenty of space to accommodate a dining table and chairs, as well as views and access of the rear garden. To the first floor, you will find three double bedrooms and the family shower room.

COUNCIL TAX BAND- B  
EPC RATING- TBC



**Living Room**

18'9" x 11'3" (5.72 x 3.45)

**Kitchen/ Dining Room**

18'9" x 9'3" (5.72 x 2.82)

**Guest WC**

6'2" x 3'0" (1.90 x 0.92)

**Bedroom 1**

12'1" x 11'3" (3.69 x 3.45)

**Bedroom 2**

12'1" x 9'3" (3.69 x 2.82)

**Bedroom 3**

9'6" x 8'7" (2.90 x 2.64)

**Family Shower Room**

7'6" x 5'11" (2.29 x 1.82)

