

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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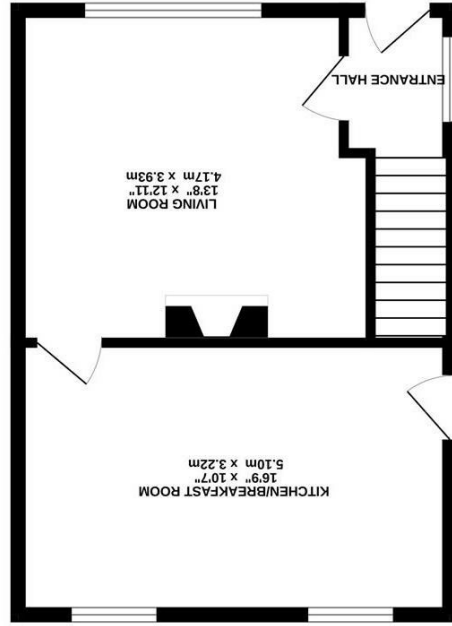
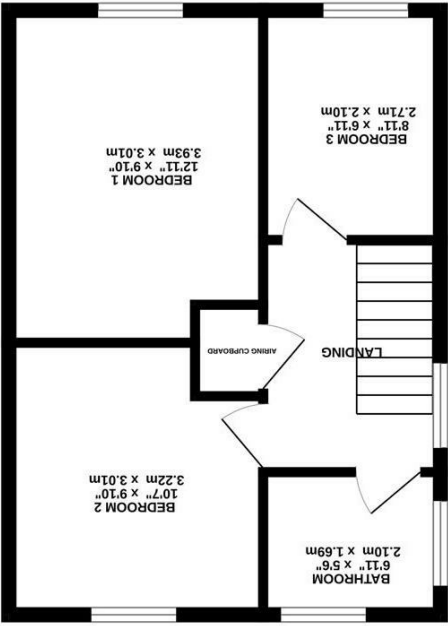
Thrapston
22 HIGH STREET
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NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
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TOTAL FLOOR AREA: 785 sq. ft. (72.9 sq.m.) approx.



71 Windmill Lane, Raunds, NN9 6SJ
Guide price £240,000

 3
  1
  1
  D

Nestled away on Windmill Lane is this beautifully presented family home, ideally positioned with good road links, amenities, schools, and walks on the doorstep. The accommodation comprises a living room, a modern kitchen/breakfast room, three bedrooms, two of which are double, and a family bathroom. Externally, you will find a beautifully presented rear garden, which is mostly laid to lawn with the addition of a paved patio and space for a shed. A side gate leads to the front of the property, where you will find off-road parking for three cars.

Entry to the property is gained via the entrance hall, which gives access to the living room and the rising staircase to the first floor. The living room is generous in size and boasts a large window to the front, which allows lots of natural lighting. The modern, newly fitted kitchen comprises eye and base level units along with integral appliances including a fridge/freezer, dishwasher, washing machine, induction hob, and oven. There is also space for a washing machine. The kitchen/breakfast room also benefits from a breakfast bar, which is perfect for socialising and day to day dining. On the first floor, you will find three bedrooms, two of which are double in size and benefit from alcove storage, ideal for wardrobe space. The family bathroom is also located on the first floor and comprises a bath with a shower over, a pedestal hand wash basin, and low level w/c.

COUNCIL TAX BAND - B
EPC - D



Living Room

13'8" x 12'10" (4.17 x 3.93)

Kitchen/Breakfast Room

16'8" x 10'6" (5.10 x 3.22)

Bedroom 1

12'10" x 9'10" (3.93 x 3.01)

Bedroom 2

10'6" x 9'10" (3.22 x 3.01)

Bedroom 3

8'10" x 6'10" (2.71 x 2.10)

Bathroom

6'10" x 3'6" (2.10 x 1.09)

