

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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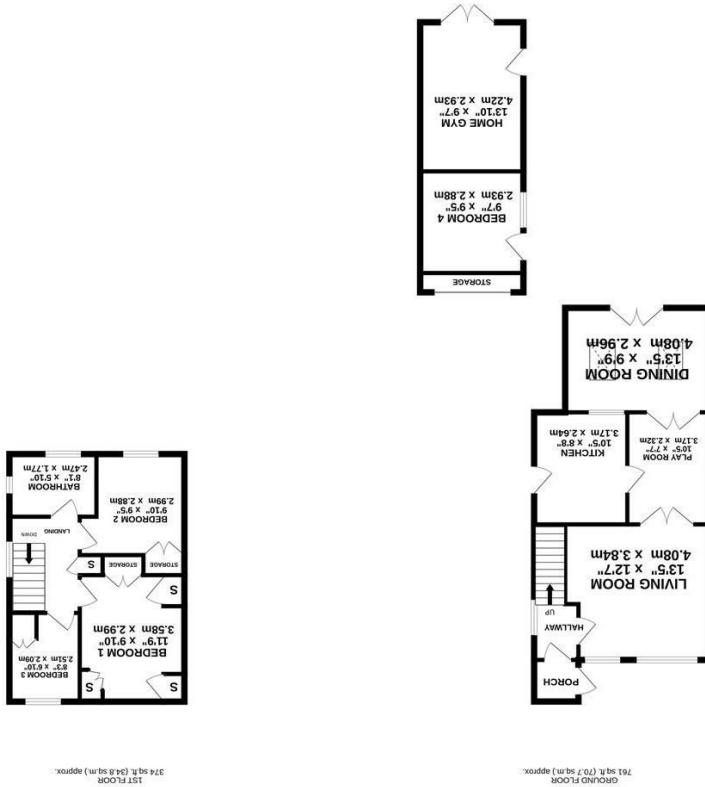
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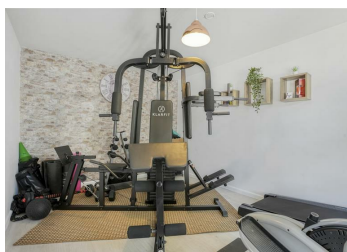




Occupying a prime position in the desirable market town of Raunds is this beautifully presented three/four-bedroom semi-detached family home. Well maintained and thoughtfully updated, the property offers spacious and versatile accommodation throughout including a generous living room, a flexible playroom or additional dining area, an extended dining room, a modern kitchen, three well-proportioned bedrooms, and a recently updated family bathroom.

Upon entering, you're welcomed into a practical porch area ideal for coats and shoes. The entrance hallway leads into the large living room, offering ample space for furnishings. Beyond this is a versatile playroom that could easily serve as a home office or secondary reception room. The recently refurbished kitchen (updated six years ago) features a smart range of cabinetry along with an integral fridge freezer and plenty of space for appliances. Completed just two years ago, the dining room extension is a bright and inviting space with patio doors and two skylight windows, creating an ideal setting for family meals and entertaining. Upstairs, the landing provides access to three bedrooms—two generous doubles and a good-sized single currently used as a games room. The family bathroom, also updated six years ago, features a modern three-piece suite including a bath with shower over, low-level WC, and vanity unit with storage. Externally, the fully enclosed rear garden includes both lawn and patio areas, with direct access to the garage conversion completed seven years ago. This space is currently used as a home gym and fourth/guest bedroom. Additional benefits include a six-year-old boiler, windows and doors replaced two years ago, and gated off-road parking.

Council Tax Band: B  
EPC Rating: TBC



**Living Room**  
13'4" x 12'7" (4.08 x 3.84)

**Dining Room**  
13'4" x 9'8" (4.08 x 2.96)

**Kitchen**  
10'4" x 8'7" (3.17 x 2.64)

**Play Room**  
10'4" x 7'7" (3.17 x 2.32)

**Home Gym**  
13'10" x 9'7" (4.22 x 2.93)

**Bedroom One**  
11'8" x 9'9" (3.58 x 2.99)

**Bedroom Two**  
9'9" x 9'5" (2.99 x 2.88)

**Bedroom Three**  
8'2" x 6'10" (2.51 x 2.09)

**Bedroom Four**  
9'7" x 9'5" (2.93 x 2.88)

**Bathroom**  
8'1" x 5'9" (2.47 x 1.77)