



2 Shortwoods Close
Raunds, Northants NN9 6NF



Simpson & Partners



Offered with no upward chain. Tucked away and offering private aspect backing onto fields. This executive detached home is situated on the edge of the market town of Raunds, discreetly tucked away in this quiet cul-de-sac with countryside walks on your doorstep and a short walk into the town where you will find all amenities available. Further benefits include five bedrooms, two reception rooms and two separate garages with off road parking and good sized private rear gardens. The current owners have installed solar panels giving a yearly return of around £2000. Hot water is supplied by air source heat pump, gas radiator central heating. Enter the property into the porch which in turn leads through to the spacious hallway with contemporary glass balustrading to the stairs, doors to: cloakroom/wc, living room with gas fire and dual aspect windows, double doors lead through to good sized dining room having two sets of patio doors leading out to the rear garden. Open plan kitchen to dining room is fitted with a range of wall and base units with breakfast bar area, space for appliances, door to utility room. The utility room boasts built in wine storage below the steps via a pull up hatch and storage units with space and plumbing for white goods. To the first floor is a light and airy galleried landing with doors to five bedrooms and family bathroom. The master bedroom has walk in storage/wardrobe and en-suite shower room, built in storage to three further bedrooms and bedroom five/study makes an ideal space to work from home. Family bathroom is fitted with a four piece suite comprising of: bath with mixer tap/shower attachment, enclosed shower cubicle and vanity storage with inset wash hand basin and wc, fully tiled walls and flooring. Viewing is highly recommended to appreciate the location and space on offer.

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Offers In Excess Of £425,000



Externally to the front is a driveway providing ample off road parking leading to integral garage and further oversized garage. Electric vehicle charging point. To the rear is a patio area set immediately to the rear of the house making an ideal entertaining space, retaining stone wall and steps lead up to the remainder of the garden planted with mature trees and bushes, pergola and patio area, large pond, gravel area and vegetable garden with greenhouse.

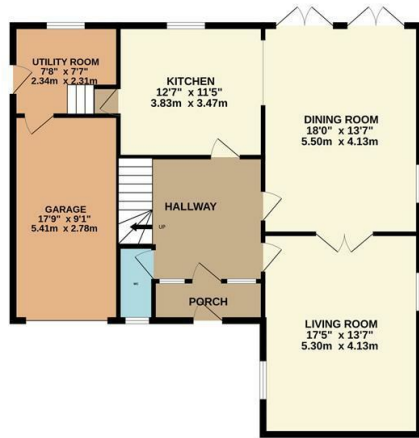




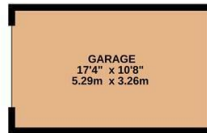
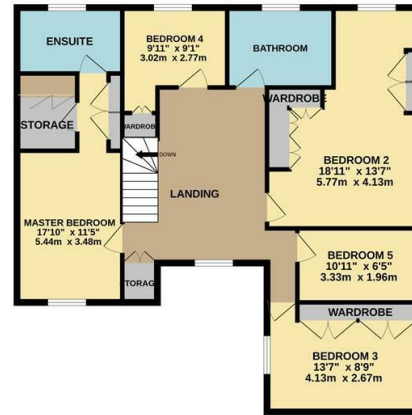
Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist. The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6. The train stations are also within 20 minutes drive giving access to London in under an hour.



GROUND FLOOR
1220 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR
997 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 2218 sq.ft. (206.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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