



8 Bamford Lane
Raunds, Northants NN9 6XG



Simpson & Partners



***VACANT PROPERTY NO UPWARD CHAIN**Lovely modern home situated on the sought after Northdale Park development in the market town of Raunds. Close to shops and amenities in the town and countryside walks on your doorstep. Boasting off road parking, two bedrooms, en-suite and enclosed rear garden. Enter the property into the hallway with stairs rising to the first floor and doors to: cloakroom, kitchen fitted with a range of wall and base units to include built in oven, hob and extractor, integrated fridge/freezer and space and plumbing for washing machine, lounge/dining room set to the rear with patio doors leading out to the rear garden, door to useful understairs storage cupboard. To the first floor are two good sized bedrooms, the master affording en-suite shower room, family bathroom fitted with a three piece suite with shower over the bath and vanity storage housing the sink. Externally to the front is small low maintenance garden and pathway to front door and side giving gated access to the rear. The rear garden is mainly laid to lawn with patio area, enclosed with timber fencing, gated access to the rear where you will find allocated parking. Viewing is highly recommended to appreciate this lovely modern home.

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Price £230,000

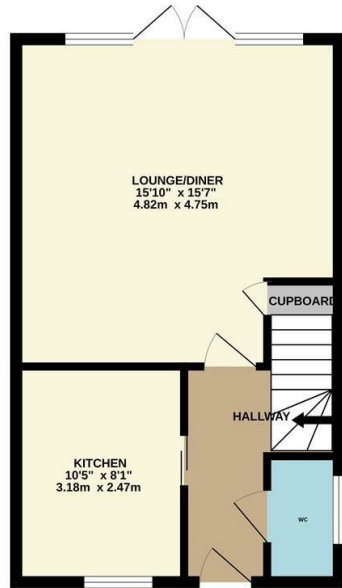


Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

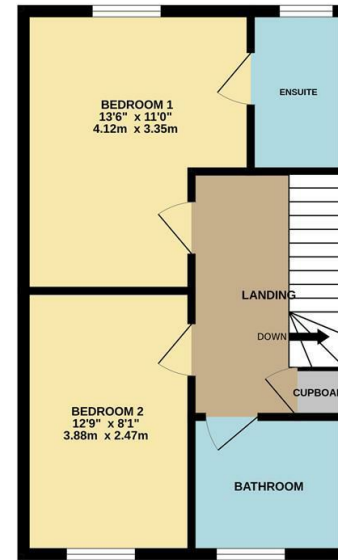
The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6.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



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

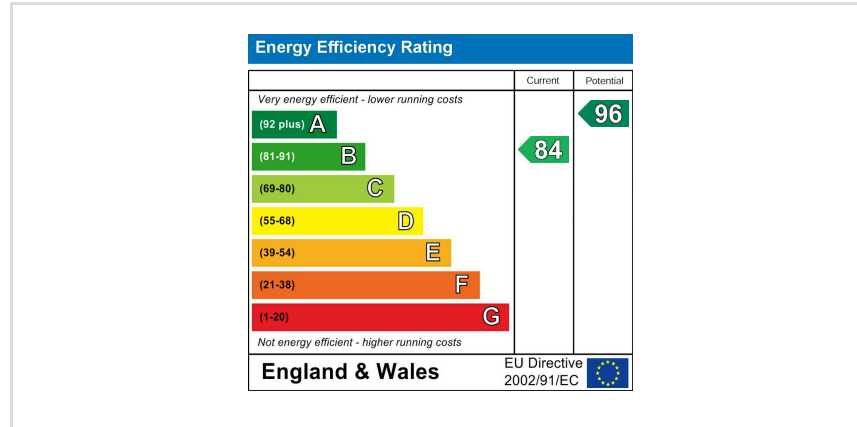


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

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