



4 Holmoak Road  
Raunds, Northants NN9 6FS



**Simpson & Partners**



Having open field views to the front is this well presented three bedroom semi detached home. Raunds has many amenities in the town a short walk away and countryside walks on your doorstep. Further benefits include off road parking and single garage, gas central heating and double glazing. Enter the property into the hallway with stairs rising to the first floor and doors to; cloakroom, kitchen/breakfast room set to the front of the house fitted with ample storage and built in appliances to include white goods, oven, hob and extractor fan. Living room set to the rear with patio doors leading out to the rear garden. To the first floor are three good sized bedrooms with the master affording built in storage, modern three piece family bathroom with shower over the bath. Externally to the front is a lawn garden and pathway leading to the front door, to the side is a driveway providing off road parking and leading to a single garage. The rear garden is enclosed with timber fencing and is laid to lawn with patio area and door to garage. Viewing is highly recommended to appreciate the location of this family home.

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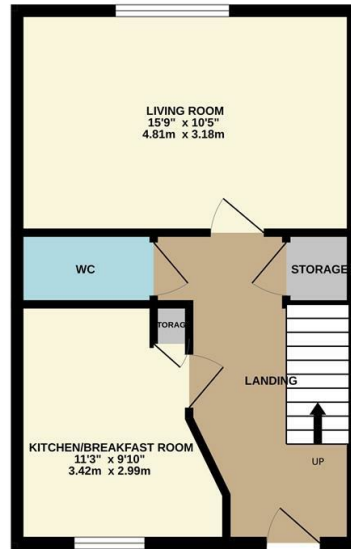
Price £287,000



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.



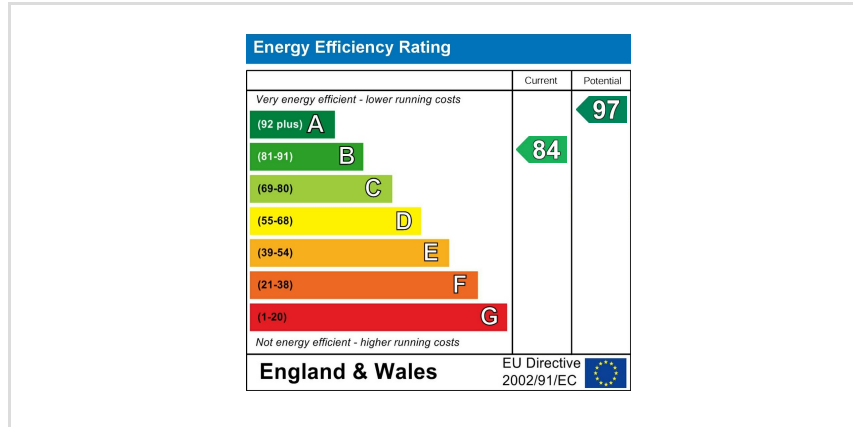
GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.  
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