



58 Titty Ho

Raunds, Northants NN9 6DF



Simpson & Partners





Interior and location to impress! This well presented and extended detached home is situated in the heart of the market town of Raunds, within walking distance to all amenities and countryside walks on your door step. The property has been updated by the vendors to provide a lovely garden room to the rear leading out to a private landscaped garden. Further benefits include off road parking, gas central heating and double glazing throughout. Enter the property into the hallway with stairs rising to the first floor and doors to: cloakroom/wc, kitchen set to the front fitted with ample storage and built in oven, hob and extractor, breakfast bar area, living room set to the rear overlooking the garden and French doors leading out to a good sized garden room/dining room. To the first floor are three bedrooms served by a modern family bathroom fitted with a three piece suite comprising of P-shaped bath with shower over and vanity wash hand basin. Externally to the front is a gravelled driveaway providing ample off road parking. Gated access leads through to the rear garden, offering a private aspect, slate patio area, lawn and gravel area, enclosed with timber fencing, timber shed, timber summer house, shrub borders. Viewing is highly recommended to appreciate the interior of this lovely home.

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Price £280,000







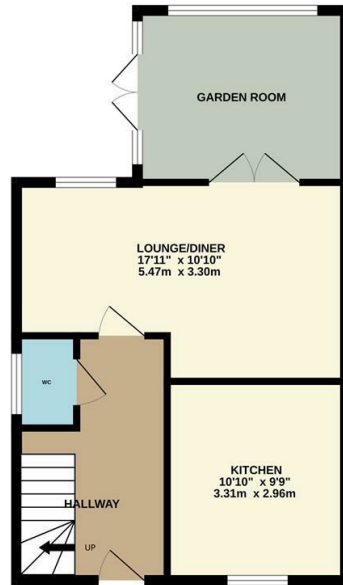
Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

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  
495 sq.ft. (46.0 sq.m.) approx.

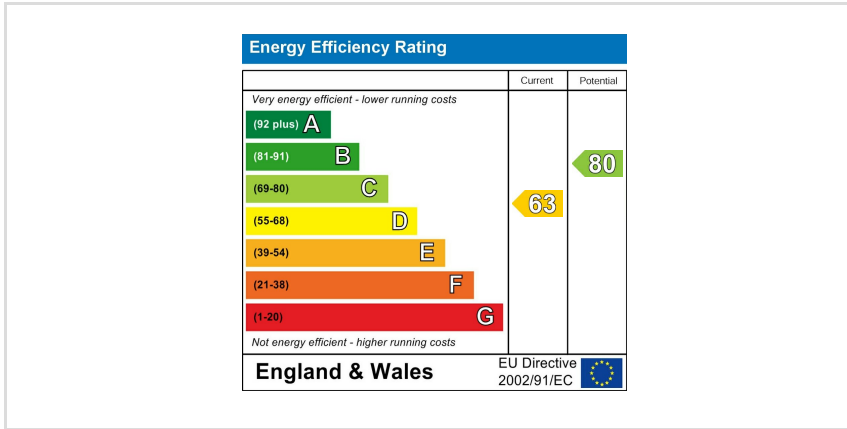


1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.2 sq.m.) approx.

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