



52 Titty Ho

Raunds, Northants NN9 6DF



Simpson & Partners



Immaculately presented detached home with ample off road parking and private garden. This well presented detached home is situated in the sought after market town of Raunds within walking distance to all amenities and countryside walks on your doorstep. Further benefits include new bathroom, new windows to the front, insulated loft and conservatory. Enter the property into the hallway with stairs rising to the first floor and doors to: cloakroom, L-shaped living/dining room having bay window to side and double doors leading out to a Upvc double glazed conservatory. The conservatory has views over the rear garden. Kitchen is fitted with ample storage and built in appliances to include oven, hob and extractor fitted over, space and plumbing for washing machine and dishwasher, space for under counter fridge, laminate flooring and window to rear To the first floor are three good sized bedrooms served by a refitted modern bathroom fitted with a three piece suite comprising of shower over the bath, wash hand basin and low level wc. Externally to the front is a gravelled driveway providing ample off road parking, gated access to the rear. The rear garden has patio area, lawn and with shrub borders and shed, large timber wooden store, all enclosed with brick walling and timber fencing. Viewing is highly recommended to appreciate 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.

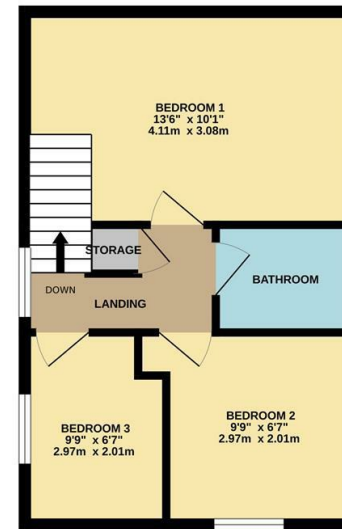
The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6.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



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

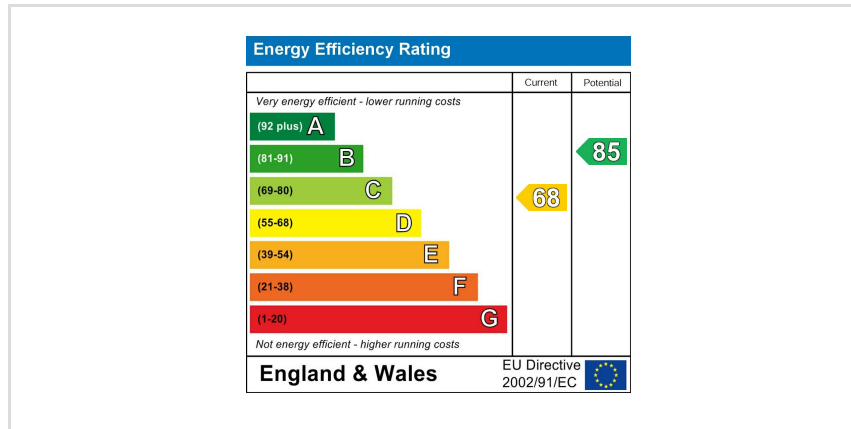


1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 sq.m.) approx.

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