



14 Wellington Road
Raunds, Northants NN9 6DL



Simpson & Partners



Ideal first time buy and offered with NO CHAIN! This lovely period home boasts character features throughout to include original tiled flooring in the hallway with dado rails and high ceilings and fireplace to living room. Situated in the heart of the sought after market town of Raunds with amenities and countryside walks on your doorstep. Enter the property into the hallway with stairs rising to the first floor and doors to: living room with bay window to the front and feature fireplace housing wood burning stove, dining room set to the rear with window overlooking the rear garden, understairs storage cupboard and door to kitchen. The kitchen is fitted with a range of wall and base units, built in oven, hob and extractor fan over, space and plumbing for washing machine and space for undercounter fridge, window to the rear and tiled flooring. To the first floor are two good sized bedrooms with the master boasting bespoke built in wardrobes to one wall, bathroom set to the rear fitted with a three piece suite comprising bath with shower over, wash hand basin and low level wc, tiled flooring. To the front is a small courtyard garden with steps to front door. The rear garden is a particular feature of the property with lawn and mature planting, shrub borders, leading to a patio area set to the rear with timber shed, enclosed with timber fencing. Pedestrian access to the left of the garden. Viewing is highly recommended to appreciate this well presented home.

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🚿 1

🚗 2

Price £165,000



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

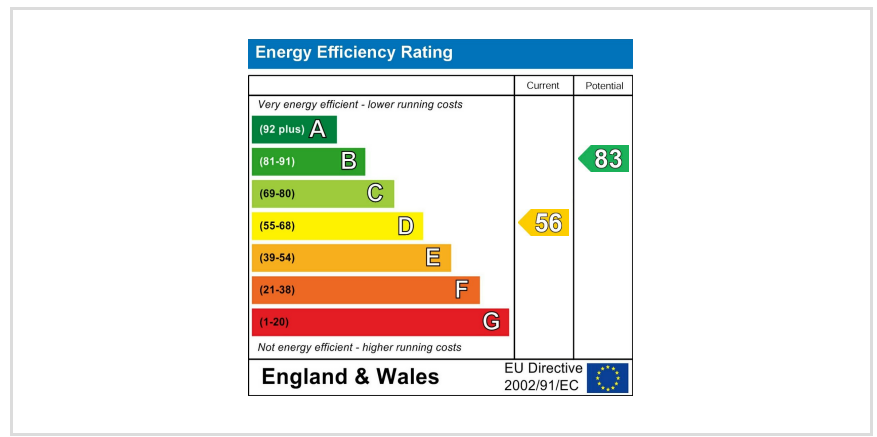
The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6.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





TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.

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