



9 Andrews Way

Raunds, Northamptonshire NN9 6RD



Simpson & Partners



Superb detached home. Situated on the sought after development in the market town of Raunds within walking distance to all amenities and countryside walks on your doorstep. Set on a good sized plot with parking and single garage and lovely enclosed rear garden. Enter the property into hallway with doors leading off to; living room with feature fireplace and lovely bay window with French doors leading out the rear garden, down stairs wc, spacious kitchen/dining room fitted with ample storage and built in appliances, breakfast bar area and door to rear. To the first floor are four good sized bedrooms with the master having en-suite shower room and further fully tiled shower room with double shower cubicle. Externally the property boasts front garden with storm porch leading to the entrance and to the side is a driveway providing ample off road parking, leading to a single detached garage. The rear garden is a particular feature of the property - with patio area and covered decking area suitable for alfresco dining, lawn with mature planting to borders all enclosed with timber fencing and brick walling. Viewing is highly recommended to appreciate this lovely family home.

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Price £380,000

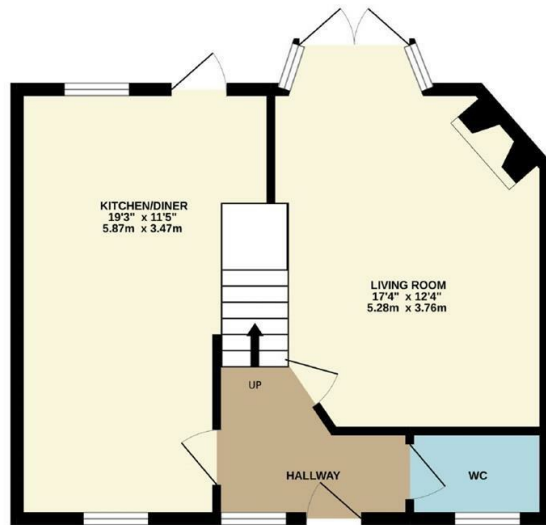


The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths.

Raunds is a small market town offering many amenities to include shops, pubs, restaurants, schools, dentist and doctors.



GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ