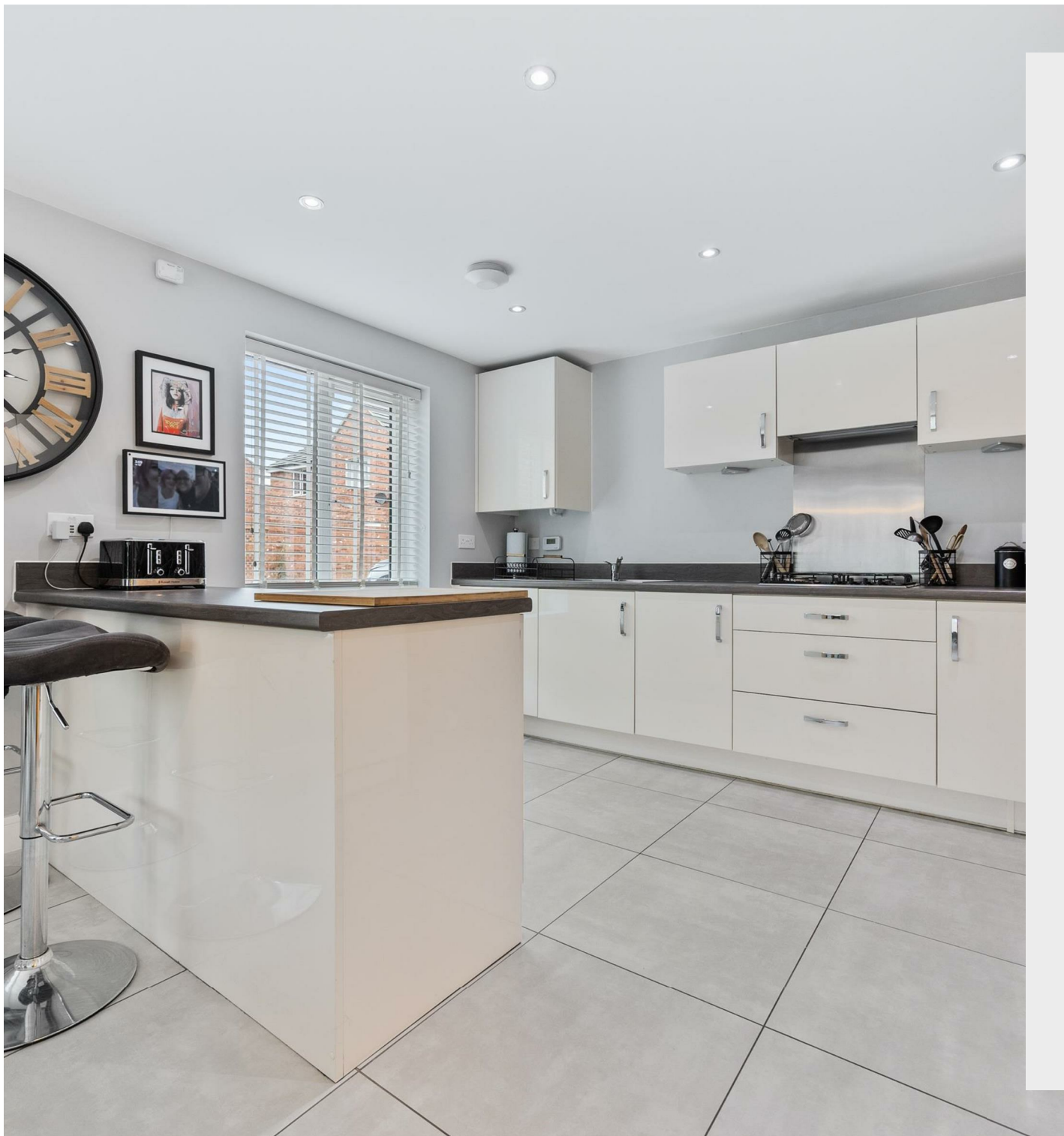




15 Woodpecker Lane
Raunds, Northants NN9 6FH



Simpson & Partners



Situated on a lovely corner plot close to the countryside. Offered for sale in immaculate order throughout and boasting four bedrooms with en-suite shower room. Further benefits include single garage and off road parking along with private enclosed rear garden. Situated on the sought after Darcie Park development within walking distance to all amenities in the town and countryside walks on your doorstep. Enter the property into the hallway with stairs rising to the first floor and doors to: downstairs wc, dual aspect living room with patio doors to the garden, light and airy kitchen/breakfast room with box bay window to front and two windows to the side flooding the room with natural light. The kitchen area is fitted with high gloss units incorporating eye level double oven, gas hob and extractor fan over, integrated fridge/freezer, breakfast bar area, utility area set to the side with space and plumbing for washing machine. To the first floor are four bedrooms with the master affording en-suite shower room and further family bathroom with shower over the bath. Externally to the front there are steps and pathway to front entrance and low maintenance shrub borders. To the side is a lawn area and driveway providing off road parking and leading to a single garage. The rear garden is mainly laid to lawn with small patio area, gated access to front. Viewing is highly recommended to appreciate the location of this lovely home.



4



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1

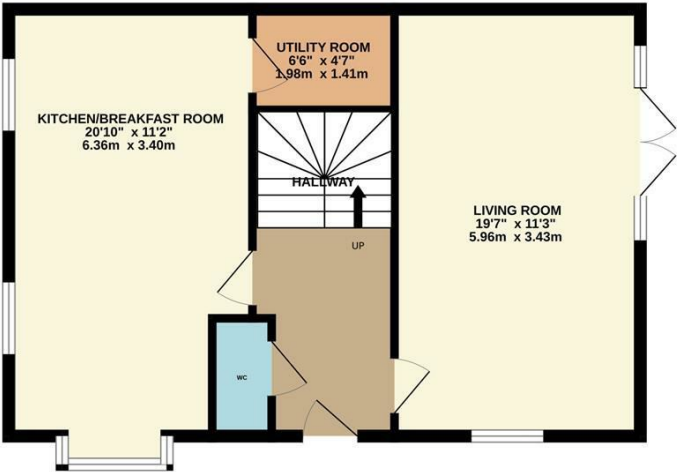
Price £332,995



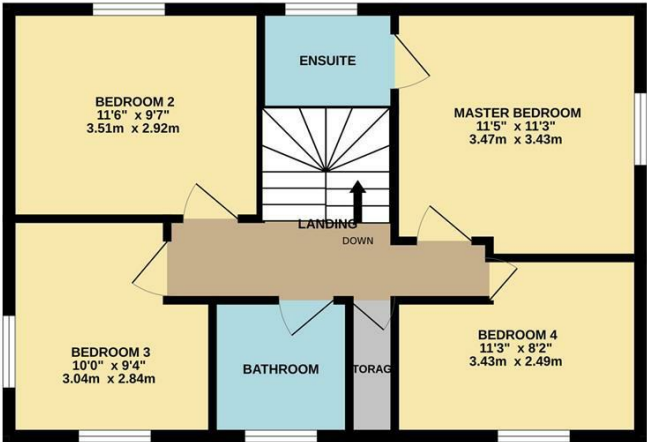
Raunds is a small market town offering many amenities to include shops, pubs, restaurants, schools, dentist and doctors. The major road network links of the A45 and A14 are close by giving easy access to M1/M6. The train stations are also within 20 minutes drive giving access to London in under an hour. 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.



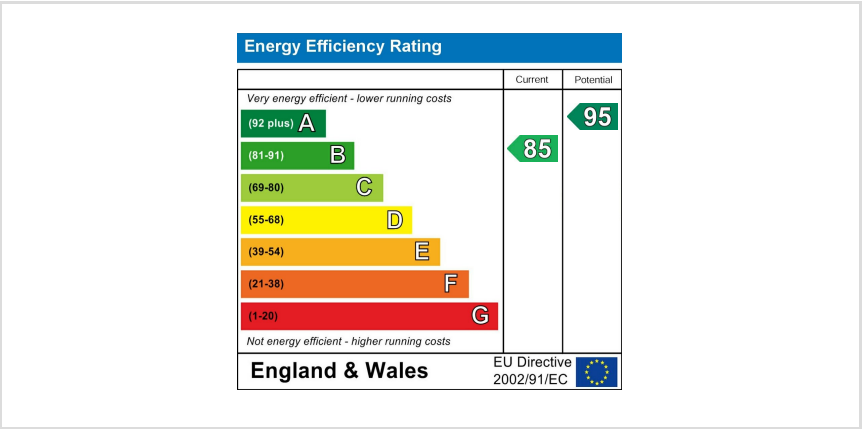
GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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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