



2 Weighbridge Way
Raunds, Northants NN9 6TT



Simpson & Partners



Executive detached home offered to the market with NO ONWARD CHAIN. This well presented detached home is set across three floors and is situated in the heart of the market town of Raunds within walking distance to all amenities and countryside walks on your door step. Offering flexible and spacious accommodation. Further benefits include ample off road parking, double garage, four double bedrooms with built in storage, two en-suites and family bathroom. The accommodation comprises: entrance hall with stairs rising to the first floor and doors to: cloakroom, dual aspect living room with French doors leading out the rear garden and feature fireplace, large open plan kitchen/dining room fitted with ample storage, inset eye level oven with hob and extractor fan, space for white goods and tiled flooring, useful utility room with sink and boiler. To the first floor are two double bedrooms with built in storage and en-suite shower rooms to both and to the second floor are two further double bedrooms served by family bathroom. The property sits on a good sized corner plot with ample off road parking to the side for 4/5 cars and double garage. The rear garden offers a private aspect with patio area and lawn, enclosed with timber fencing. Viewing is highly recommended to appreciate the location and interior of this family home.

EPC RATING C

COUNCIL TAX BAND D

 4

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Price £343,000

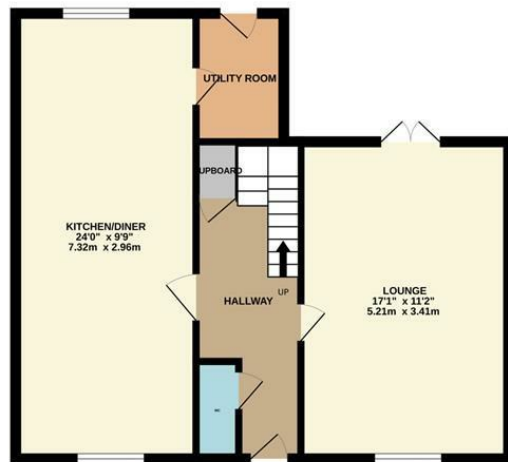


Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

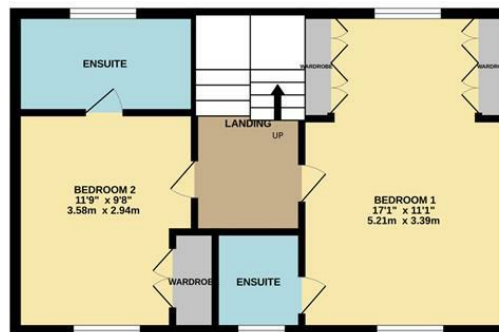
The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6.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



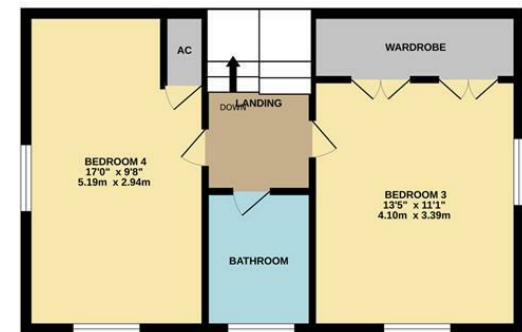
GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.

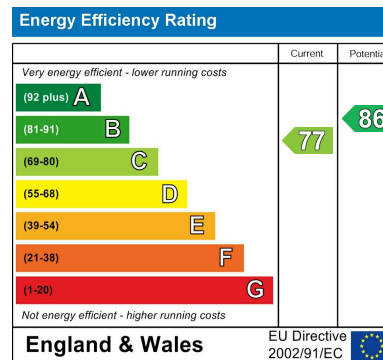


2ND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.6 sq.m.) approx.

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