



22 Willow Way

Raunds, Northamptonshire NN9 6UJ



Simpson & Partners





Attention first time buyers/investors! This three bedroom semi detached home is situated in the heart of the market town of Raunds, with lovely countryside walks on your doorstep and local amenities on your doorstep. Further benefits include off road parking for 2 cars, enclosed garden and en-suite to master. Enter the property into the hallway with stairs rising to the first floor and doors to: cloakroom/wc, living room set to the front with understairs storage cupboard and door leading through to spacious kitchen/diner with patio doors leading out to the rear garden and kitchen fitted with ample storage units and built in oven, hob and extractor fan, space and plumbing for white goods, wall mounted boiler. To the first floor are three bedrooms with the master benefitting from built in storage and an en-suite shower room and family bathroom. Externally to the front is a driveway with off road parking for two cars and paved pathway to front entrance and side with gated access to the rear. The rear garden is enclosed with timber fencing, laid to lawn with patio area. Viewing is highly recommended to appreciate the location of this modern home.

COUNCIL TAX BAND B

EPC RATING B

 3

 2

 1

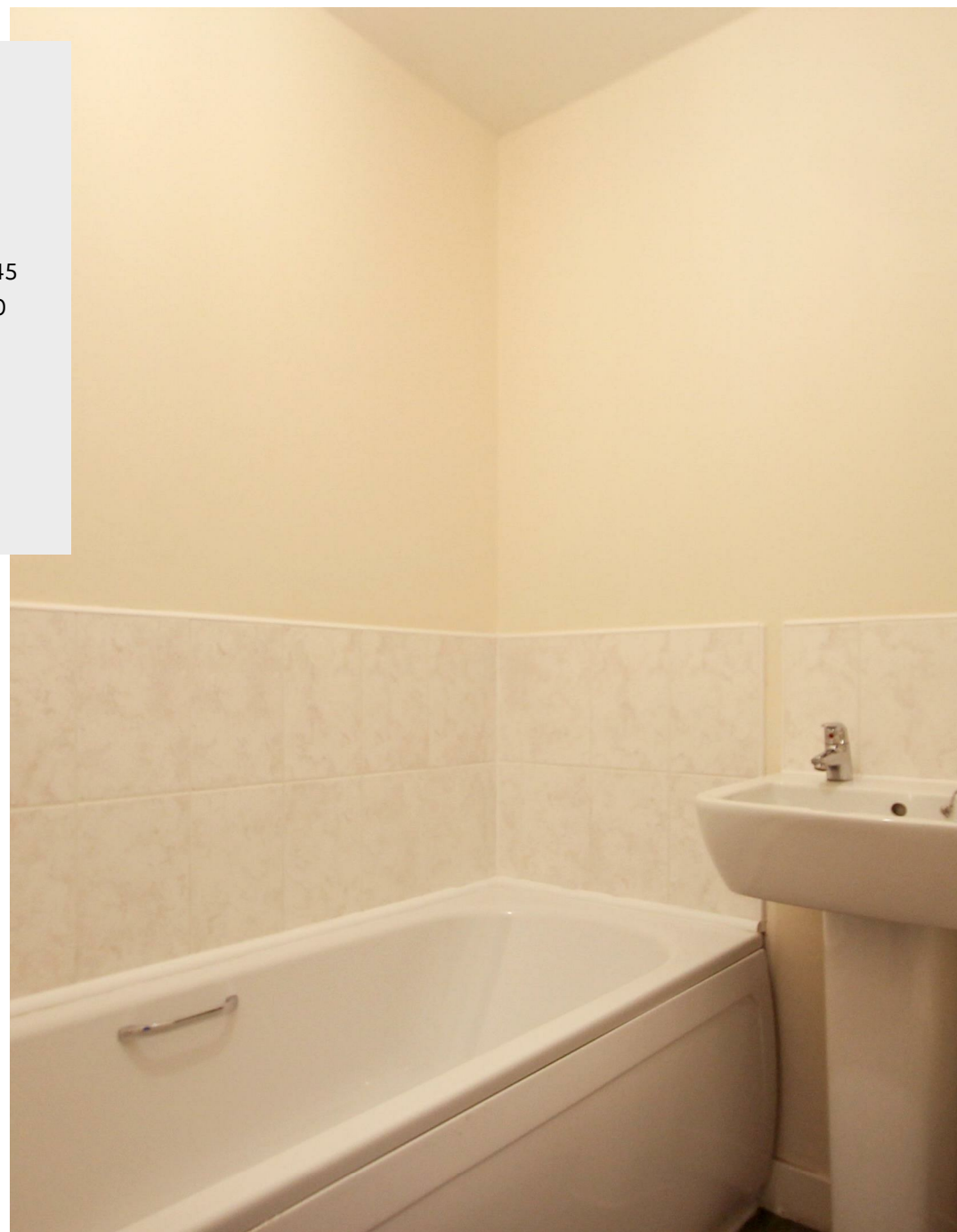
Price £225,000



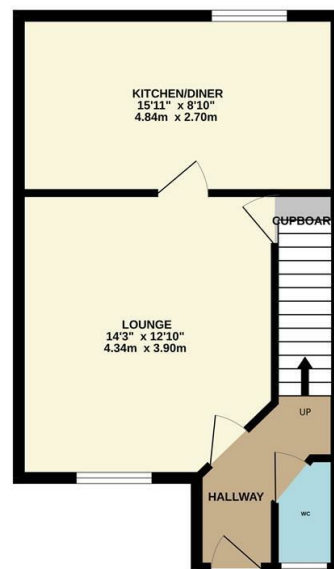


Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

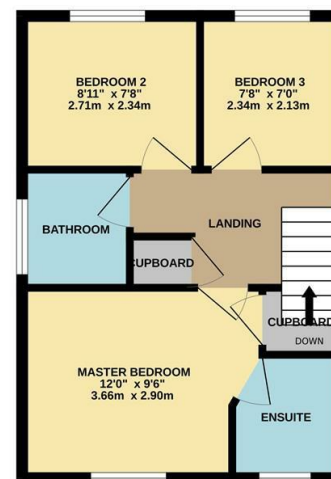
The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6.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



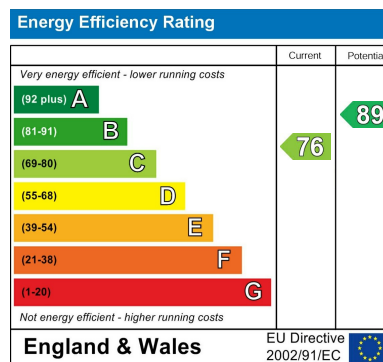
GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.  
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