



8 Andrews Way

Raunds, Northamptonshire NN9 6RD



Simpson & Partners



Location and design considered to form this fantastic and most attractive three bedroom detached home, located on the outskirts of Raunds with country walks and parks on your doorstep and easy access to the town centre amenities. Further benefits include gas radiator central heating, replaced boiler, double glazing and excellent decoration throughout. Enter the property into the good sized entrance porch ideal for boots, coats, etc leading through to the garage/storage (which still has the up and over door) and in turn hallway with stairs rising to the first floor and doors to; living room with bay window to the front and feature fireplace, attractive fitted kitchen/dining room with ample storage and walk in pantry space for fridge/freezer, built in oven, hob and extractor fan, patio doors opening to superb conservatory overlooking the rear garden, refitted contemporary cloakroom/wc. To the first floor are three bedrooms with the master bedroom having built in storage and access to refitted, fully tiled en-suite shower room, further family bathroom fitted with a three piece suite. Externally to the front is a tarmac driveway providing off road parking, low maintenance front garden and gated access to the rear garden which is tiered with patio and gravel areas, shrubs borders and enclosed with timber fencing and brick wall. Viewing is highly recommended to appreciate the location and interior of this family home.

EPC RATING D

COUNCIL TAX BAND D

 3

 2

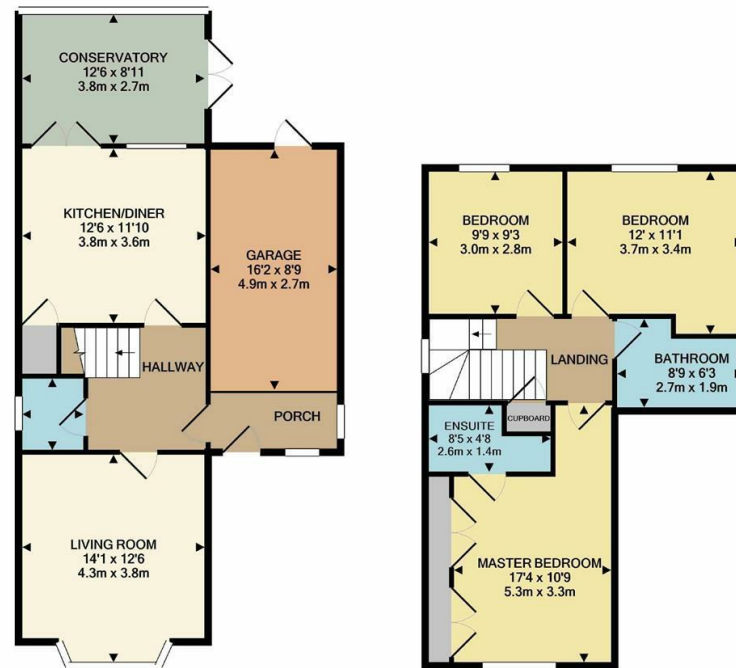
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Offers In Excess Of £295,000



The market town of Raunds boasts many amenities to include shops, pubs, schooling, doctors and dentist with the Stanwick Lakes development 10 minutes drive offering countryside walks, cycling and recreational facilities. Further along the A45 is the new Rushden Lakes offering shops, restaurants, cinema and more.



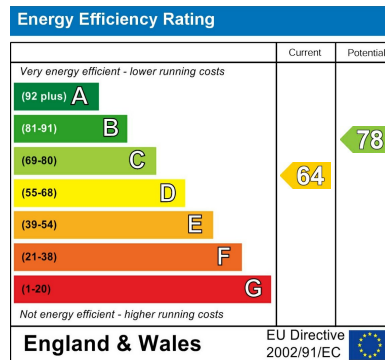


GROUND FLOOR
APPROX. FLOOR
AREA 707 SQ.FT.
(65.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1256 SQ.FT. (116.7 SQ.M.)

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