



19 Lime Oval  
Raunds, Northants NN9 6FX



**Simpson & Partners**





75% SHARED OWNERSHIP £187,500/PURCHASE FULL SHARE AT £250,000. Opportunity to acquire a shared ownership property situated on the sought after Darcy Park development on the edge of the market town of Raunds. Boasting off road parking and overlooking an open green space. Lovely countryside walks on your doorstep and a short walk into the town where you will find many amenities. Further benefits include downstairs wc, three bedrooms and enclosed rear garden. Enter the property into the hallway with useful understairs storage cupboard and stairs rising to the first floor, doors to: kitchen/breakfast room fitted with ample storage and built in appliances to include oven, hob and extractor, space and plumbing for washing machine, space for fridge/freezer. Lounge/dining room set to the rear with window and door leading out to the rear south facing garden. To the first floor are three good sized bedrooms served by a modern three piece bathroom suite having shower over the bath. To the front is a driveway providing off road parking for two cars and gated access to the rear garden. The rear garden is mainly laid to lawn with patio area and shrub border, timber shed and enclosed with timber fencing. Viewing is highly recommended. Option to buy the 100% share. EPC Rating B. Council Tax Band B.

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Price £187,500







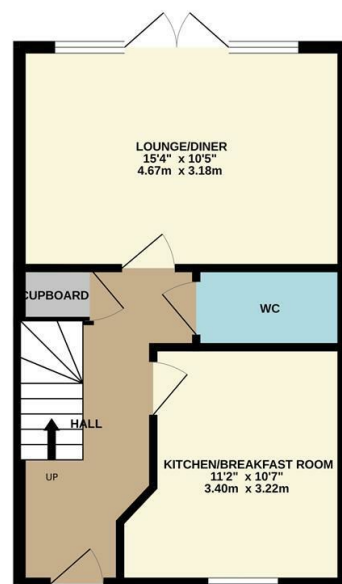
Leasehold 120 years left on the lease. £163.97 per month rent charge/ £74.25 per month service charge.

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

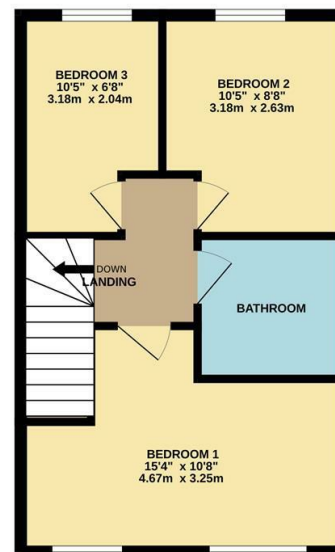
The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6.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



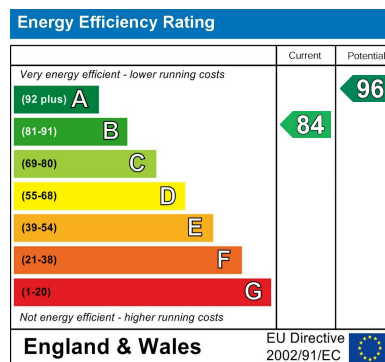
GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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