



16 Rockingham Rise
Raunds, Northants NN9 6UU



Simpson & Partners



Sought after design and location. This well presented semi detached home is situated in the heart of the market town of Raunds, with countryside walks on your doorstep and a short walk into the centre where you will find many amenities. Further benefits include off road parking and enclosed rear garden, downstairs wc and three bedrooms. Enter the property into the hallway with stairs rising to the first floor, doors to: cloakroom/wc, kitchen/breakfast room set to the front, fitted with a range of wall and base units to incorporate built in oven, hob and extractor fan, integrated fridge/freezer, space and plumbing for washing machine and space for table and chairs. Living room set to the rear with patio doors leading out to the rear garden. To the first floor are two double bedrooms with built in storage to the master bedroom and further single bedroom and family bathroom fitted with a three piece suite comprising of bath with shower over. Externally to the front is a driveway providing off road parking, gated access to the rear garden. The rear garden boasts patio set immediately to the rear of the house with steps leading up to astroturf lawn and timber shed enclosed with timber fencing. Viewing is highly recommended to appreciate the location of this well presented home. Council Tax Band B. EPC Rating B.

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Price £249,900

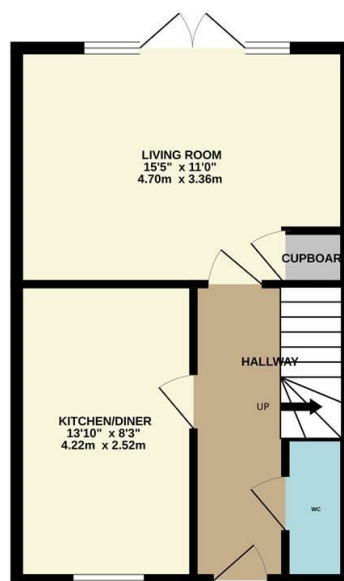


Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

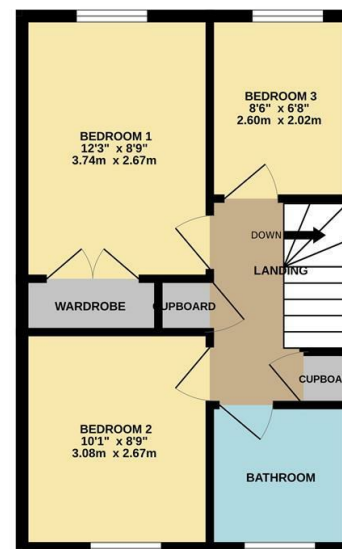
The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6.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



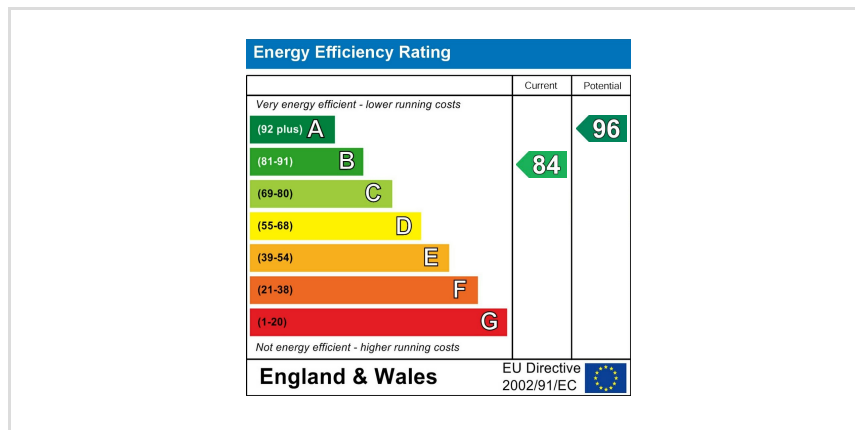
GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.
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