



46 Spinney Street
Raunds, Northants NN9 6ES



Simpson & Partners



Offered with NO CHAIN. THREE DOUBLE BEDROOMS. GARAGE Tucked away in a cul-de-sac in the heart of the sought after market town of Raunds with all amenities on your door step and countryside walks surrounding. Further benefits include off road parking, single garage, three bedrooms and enclosed garden. Enter the property into the hallway with door to cloakroom and lounge/dining room. The lounge has stairs rising to the first floor and feature fireplace, opening through to dining area having patio doors to garden. The kitchen is fitted with ample storage and built in eye level oven with gas hob and extractor over, space and plumbing for white goods, door to garden. To the first floor are three good sized bedrooms and family bathroom fitted with a three piece suite comprising P-shaped bath with wash hand basin and low level wc. Externally to the front is driveway providing off road parking and single garage, brick wall enclosed patio area and gated access to the rear garden, timber shed. The rear garden is enclosed with timber fencing, patio and lawn area. Viewing is highly recommended to appreciate this family home. Council Tax Band A. EPC Rating C.

 3

 1

 1

Price £239,000

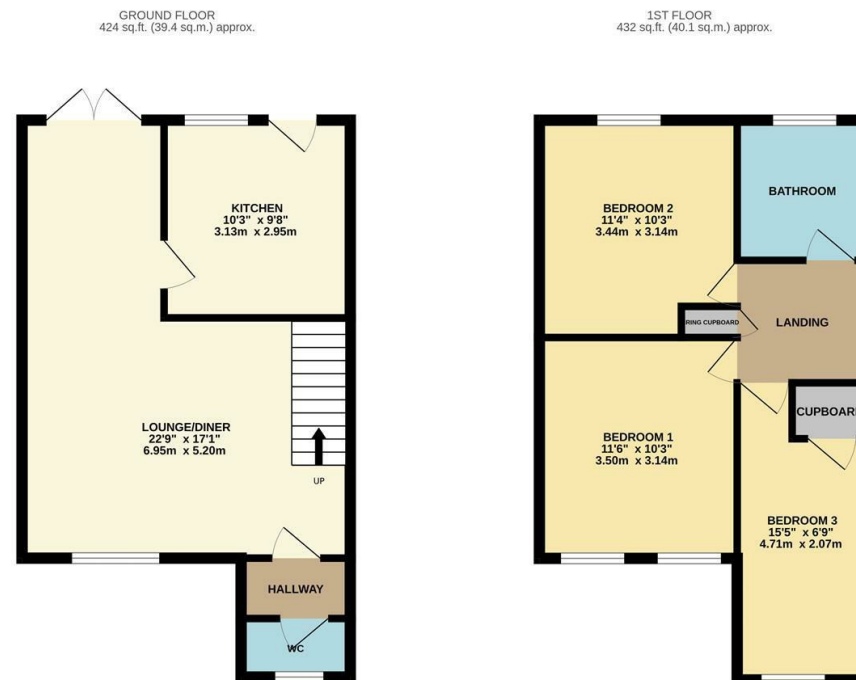


Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

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.

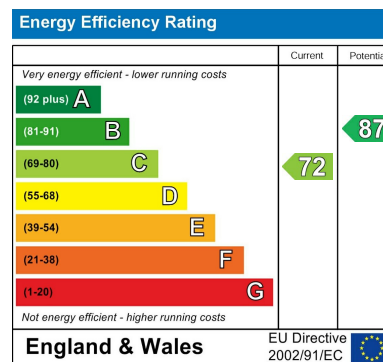
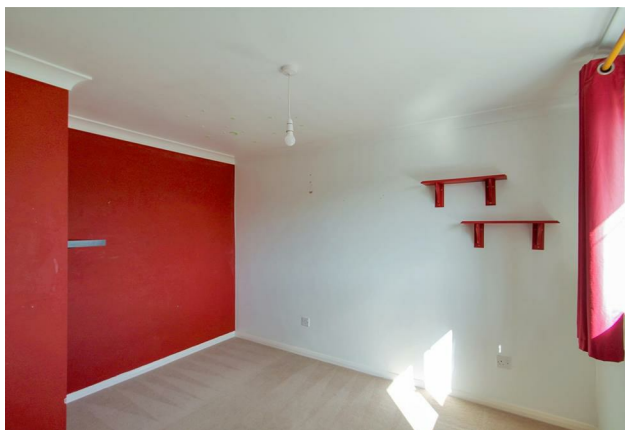


Simpson & Partners



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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.
Made with Metropack ©2025



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ