

7 Bootmaker Crescent  
Raunds  
NN9 6FF

£400,000 (Offers Over)

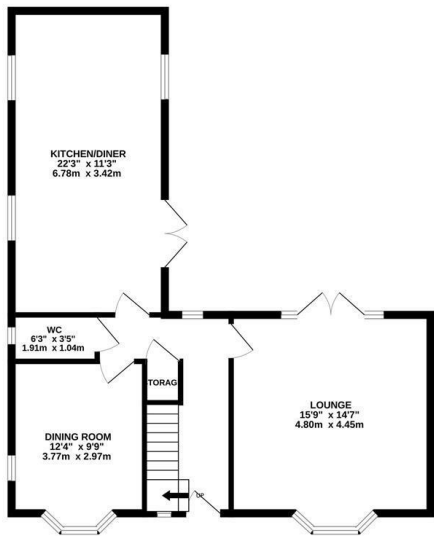


OSCAR JAMES

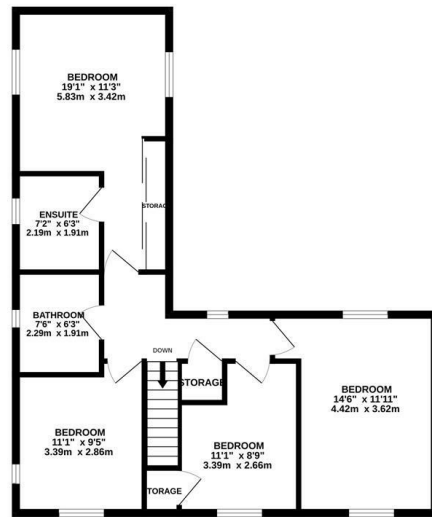
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# FLOOR PLANS

GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 1398 sq.ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
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## AT A GLANCE...



Large Lounge and Formal Dining Room



Large Kitchen Diner With Built-In Appliances



4 Double Bedrooms



Family Bathroom, Ensuite and W/C



Private Garden with Newly Laid Lawn



Off Road Parking and Garage





## WHAT'S GREAT?

Introducing a charming 4-bedroom detached house nestled in the serene locale of Raunds. With its double frontage, off-road parking and a convenient single garage, this residence offers both functionality and style.

Upon entering the property, you are greeted by a spacious ground floor, featuring a generously sized lounge adorned with French doors that open onto the garden, allowing ample natural light to filter through. Additionally, there is a versatile dining room, currently utilised as a therapy room, offering flexibility to accommodate various lifestyle needs.

The heart of the home lies in the expansive kitchen diner, boasting built-in appliances and ample space for dining and entertaining. Completing the ground floor is a convenient W/C, enhancing the practicality of daily living.

Ascend the staircase to discover four well-appointed double bedrooms on the upper level. The master bedroom is a tranquil retreat with built-in wardrobes for storage convenience and

an ensuite bathroom for added luxury. Additionally, the family bathroom provides further comfort and functionality for residents and guests alike.

Stepping outside to the garden which offers a delightful retreat, featuring a patio area ideal for al fresco dining and entertaining. The majority of the garden is laid to a lush new lawn, providing ample space for outdoor activities and relaxation. Moreover, the garden enjoys a high degree of privacy, ensuring tranquility and seclusion.

In summary, this 4-bedroom detached house in Raunds presents an exceptional opportunity to embrace modern living in a desirable location. With its spacious interiors, well-appointed amenities and inviting outdoor spaces. It offers a perfect blend of comfort, convenience, and style for any homeowners.

To arrange a viewing please call sole agents Oscar James today!

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# SELLER'S SECRET



*Why we like it....*

*To buy or not to buy....*

**OSCAR JAMES**

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