



76 Butts Road Northamptonshire

OSCAR JAMES



# 76 Butts Road

Raunds  
Northamptonshire  
NN9 6JG

Situated along one of Raund’s most premier roads is this beautifully presented, stone built, five-bedroom home enjoying a generous plot with wrap around gardens, large driveway and double garage.

- Five bedrooms
- Superb open plan kitchen family room
- Lounge with feature inglenook fireplace
- Master bedroom with en-suite bathroom
- Large, electric gated driveway
- Double garage
- Mature, wrap around gardens
- Viewing essential



This fabulous property offers spacious and versatile accommodation across two floors which comprises: welcoming entrance hall, large lounge with inglenook fireplace and wood burning fire, sociable kitchen family room, study, large utility room and ground floor WC.







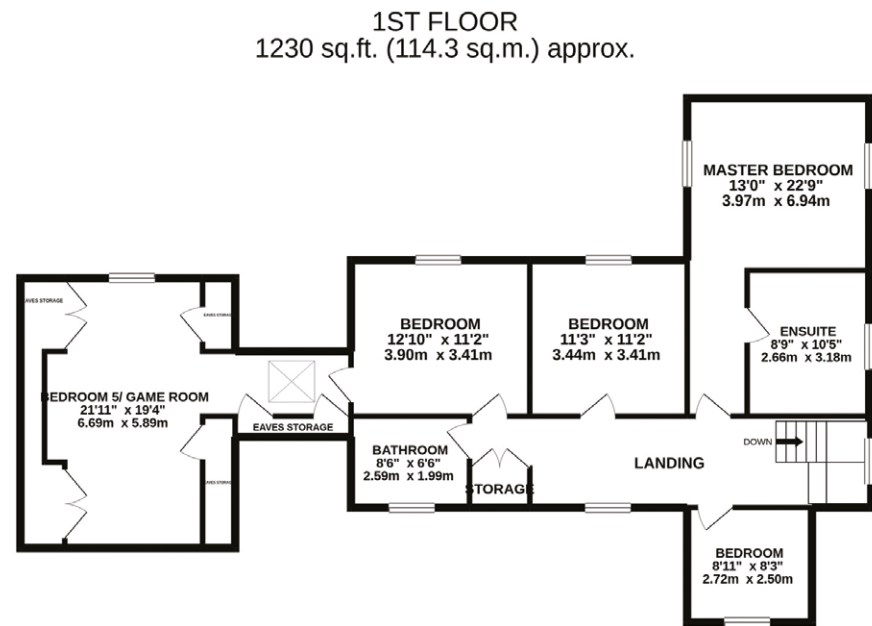
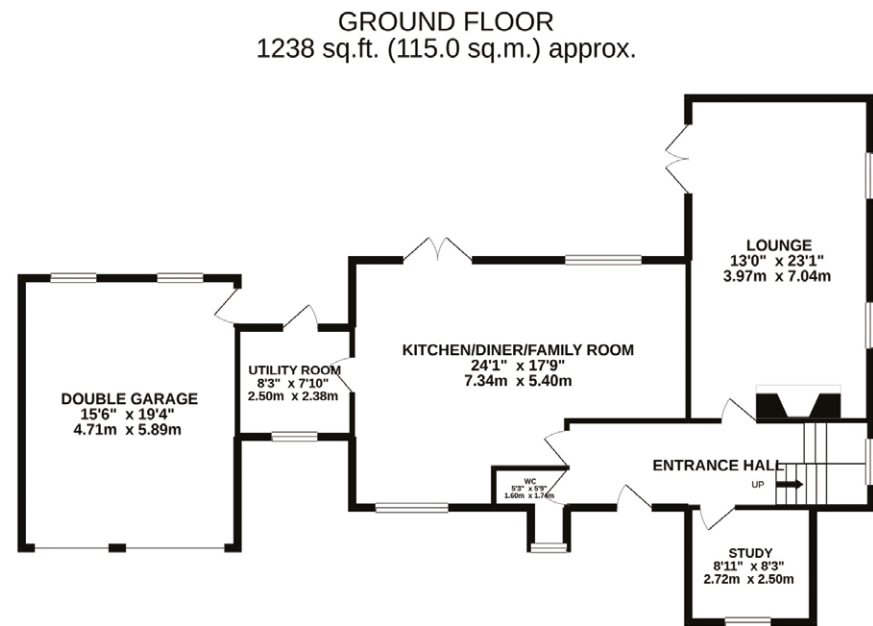
On the first floor expect to find 4/5 bedrooms and a four-piece family bathroom. The master bedroom also enjoys a large ensuite bathroom with separate shower and oversized bath. The second bedroom has an interconnecting bedroom / games room which offers a great space with a range of uses.



5  
Bedrooms







TOTAL FLOOR AREA : 2468 sq.ft. (229.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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### Outside;

The driveway is enclosed by electrically operated timber gates and is large in size providing off road parking for a fleet of vehicles to the front along with a large parking / storage are to one side. There is also a generous front lawn.

The rear garden wraps around the house to one side and enjoys a high degree of privacy. It is wonderfully matured with a range of plants and fruit trees along with a large patio which can be accessed from the French doors from the lounge or kitchen.

Raunds boasts a range of amenities and excellent road links. Rushden Lakes shopping and leisure complex is just a short, 5-minute drive away too along with Stanwick Lakes. Direct access to London in under an hour from nearby railway stations in Kettering, Wellingborough, Northampton and Huntingdon.



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E S T A T E   A G E N T S



45 High Street, Burton Latimer, NN15 5LB

T: 01536 722 222   E: [burton@oscar-james.com](mailto:burton@oscar-james.com)

[www.oscar-james.com](http://www.oscar-james.com)