



BYWATER HERRING

SALES & LETTINGS

- A TRADITION OF TRUST -



Bootmaker Crescent, Raunds
Offers In The Region Of £320,000



3



3

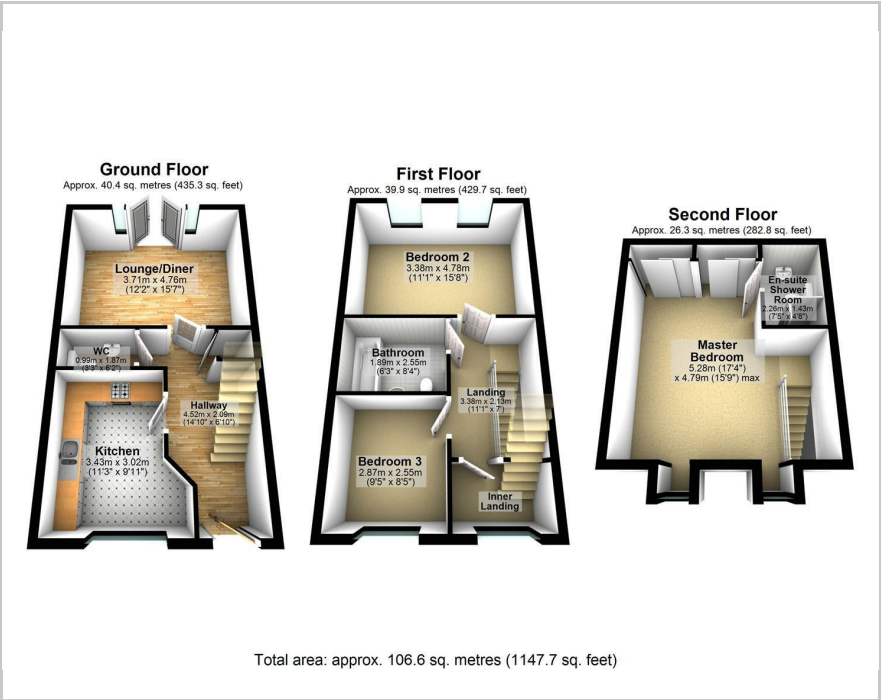


1



B

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

42 High Street, Irthlingborough, Northamptonshire, NN9 5TN
Tel: 01933 427742 Email: ask@bywaterherring.co.uk <https://www.bywaterherring.co.uk>

Accommodation

- Stylish, move-in-ready three-storey home with a smart, family-friendly layout
- Ground floor kitchen, lounge and garden keep everyday life flowing naturally
- First floor bathroom sits right alongside the kids' bedrooms
- Three true double bedrooms offer flexibility for families or remote work
- Top-floor master suite with fitted wardrobes, double shower and Velux windows
- Enclosed garden with lawn and a choice of seating areas
- Garage with electric door, power and new flooring
- Driveway parking for two plus an EV charging point already installed
- Convenient Raunds location near good schools, cafés and nature spots
- Just 20 minutes to Wellingborough station with fast trains to London in under an hour



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC