



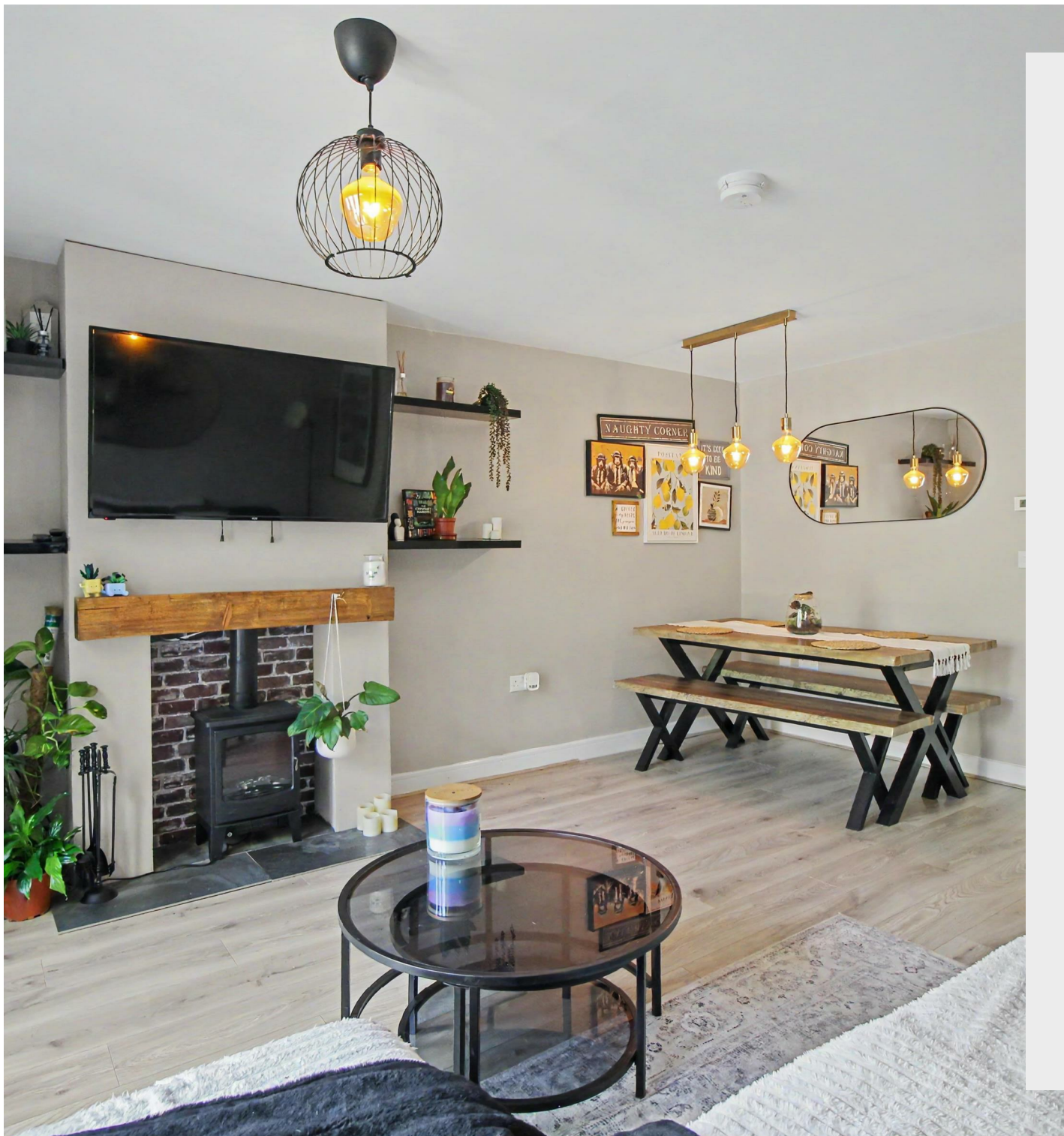
11 Swallow Drive  
Raunds, NN9 6FJ



Simpson & Partners

# 11 Swallow Drive

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## About the Property

Situated within a private cul-de-sac on a popular development in the historic market town of Raunds, this well-presented two-bedroom mid-terraced home offers stylish, low-maintenance living, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The accommodation begins with a modern fitted kitchen, complete with a range of integrated appliances, providing both practicality and contemporary appeal. A convenient guest WC is located off the entrance, before the home opens into a spacious lounge/dining room, offering the perfect space for relaxing or entertaining. French doors flood the room with natural light and provide direct access to the beautifully landscaped rear garden.

To the first floor, the property boasts two generous double bedrooms, with the principal bedroom benefiting from a built-in wardrobe. A well-appointed family bathroom is positioned between the bedrooms, completing the first-floor accommodation.

Externally, the rear garden has been thoughtfully landscaped for ease of maintenance, featuring a patio seating area and an artificial lawn, all enclosed by timber fencing for privacy and security. To the front of the property are two allocated parking spaces.

Conveniently located close to local amenities, schools and transport links, this fantastic home is ready to move straight into.

Call now to arrange your viewing and avoid missing out on this fantastic opportunity.

**£225,000**



Entrance Hall

Lounge/Diner

Kitchen

Guest WC

Bedroom One

Bedroom Two

Bathroom











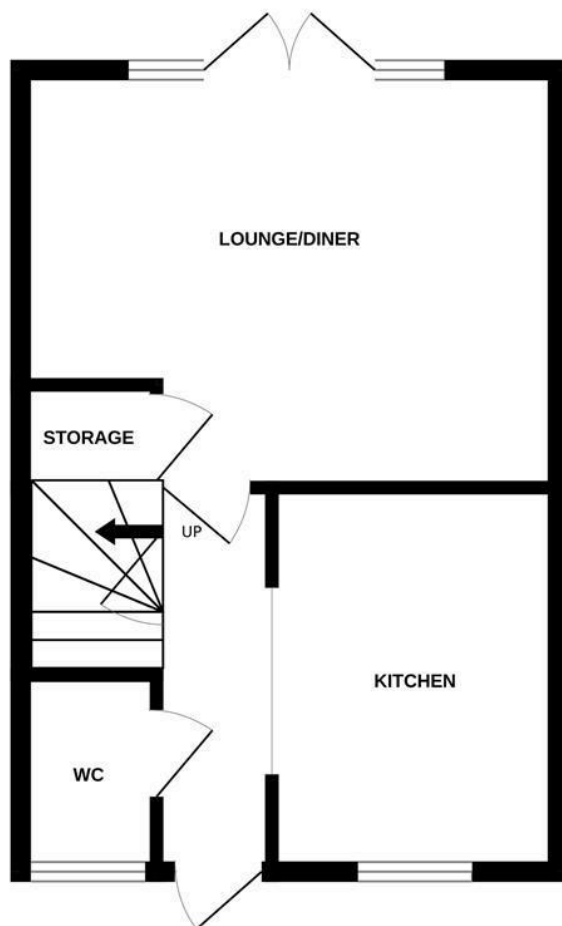


### Energy Efficiency Rating

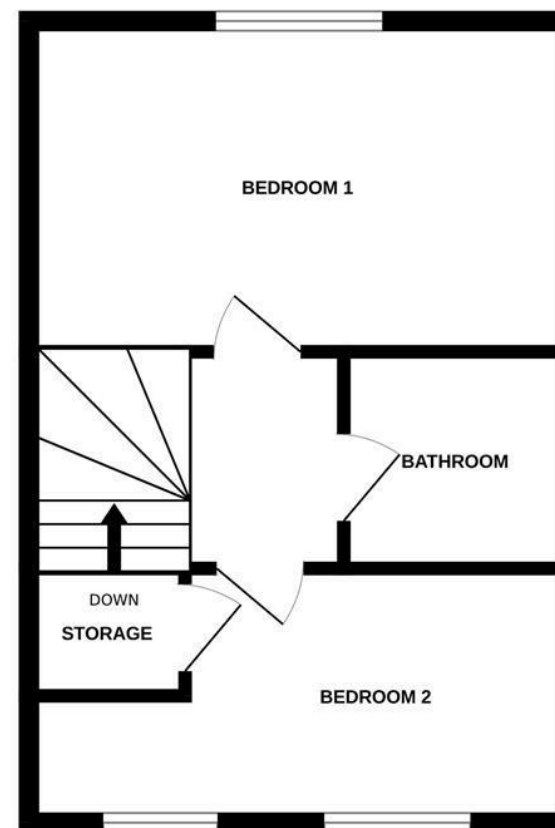
|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>98</b>                                                                           |
| (81-91) <b>B</b>                            | <b>84</b>                  |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



GROUND FLOOR



1ST FLOOR



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