



61 Swallow drive  
Raunds, Northants NN9 6FJ



**Simpson & Partners**





OFFERED WITH NO CHAIN. Well presented three storey town house boasting off road parking and three bedrooms. Further benefits include private garden and ensuite to master. Situated on the sought after Darcie Park development in the heart of the market town of Raunds with lovely countryside walks on your doorstep and a short walk into the centre and all amenities. Enter the property into the hallway with stairs rising to the first floor and doors to: cloakroom, kitchen/breakfast room fitted with ample storage and built in appliances to include double eye level oven, gas hob with extractor over, integrated fridge/freezer and dishwasher and tiled flooring. Lounge/dining room set to the rear with patio doors leading out to the rear garden. To the first floor are two bedrooms and family bathroom, stairs rising to the second floor with master bedroom affording built in storage and en-suite shower room. Externally to the front is a driveway providing off road parking and low maintenance front garden, gated access leads through to the rear garden which has patio area set immediately to the rear of the house and lawn with shrub border and timber shed. Viewing is highly recommended to appreciate the location and interior of this lovely home. EPC Rating B. Council Tax Band C.

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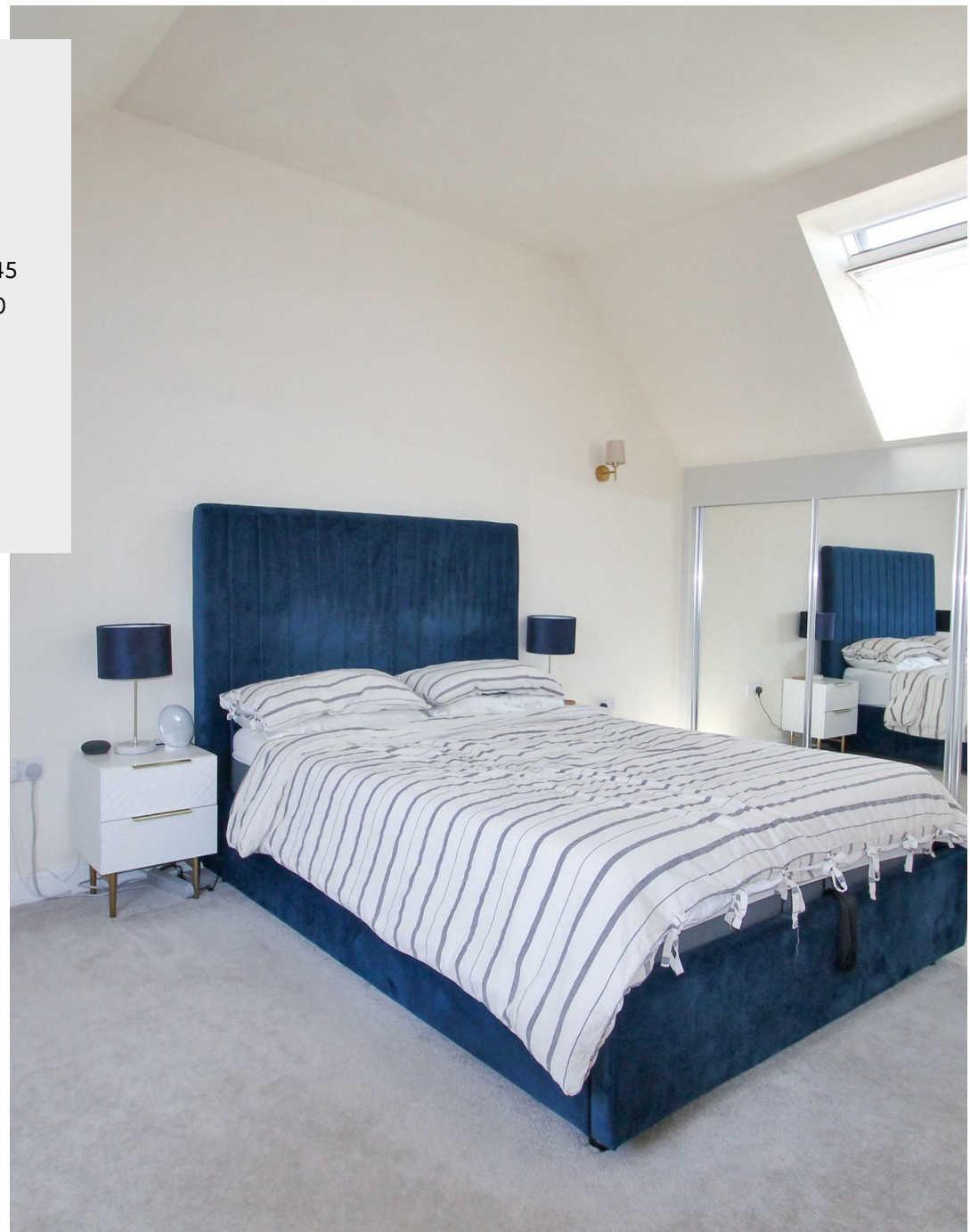
Price £290,000





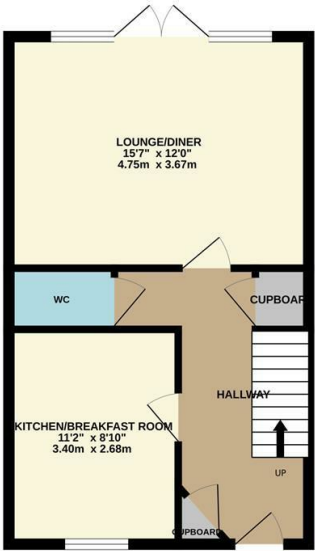
Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

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.

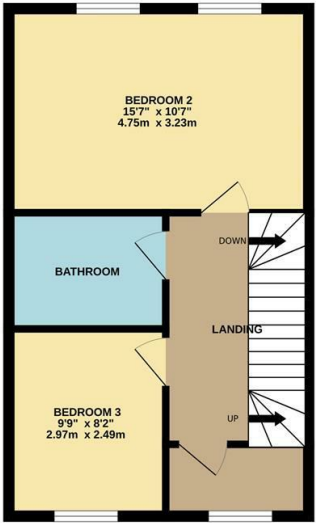


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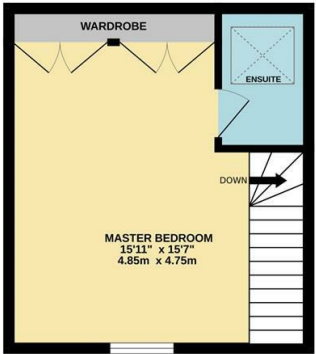
GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

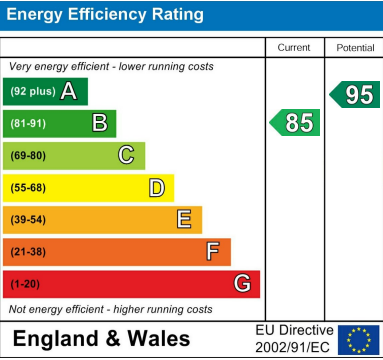


2ND FLOOR  
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

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