



2 Rockingham Rise  
Raunds, Northants NN9 6UU



Simpson & Partners



Sought after design and location. This well presented four bedroom detached home is situated in the heart of the market town of Raunds, with countryside walks on your doorstep and a short walk into the centre where you will find many amenities. Further benefits include landscaped east facing garden, off road parking and single garage. Enter the property into the hallway with stairs rising to the first floor and doors to: downstairs wc, useful understairs storage cupboard, living room with box bay window to the front flooding the room with light. To the rear is the open plan kitchen/dining/family room with patio doors to the rear garden. Kitchen area is fitted with ample storage and integrated appliances to include oven, hob and extractor fan, fridge/freezer, dishwasher and washing machine. To the first floor are four bedrooms with the master affording en-suite shower room, bedroom two boasts built in wardrobes and bedroom four is currently set up as a dressing room with built in wardrobes. Family bathroom is fitted with a three piece suite having bath with shower over, wash hand basin and low level wc. Externally there is a driveway to the side leading to a single garage, gated access to the rear garden. The front garden is laid to lawn and enclosed with natural hedging, pathway to front door. The rear garden has been landscaped with good sized patio and lawn area with raised shrub border, enclosed with timber fencing. Viewing is highly recommended to appreciate this lovely family home. Council Tax Band D. EPC Rating B.



Price £335,000

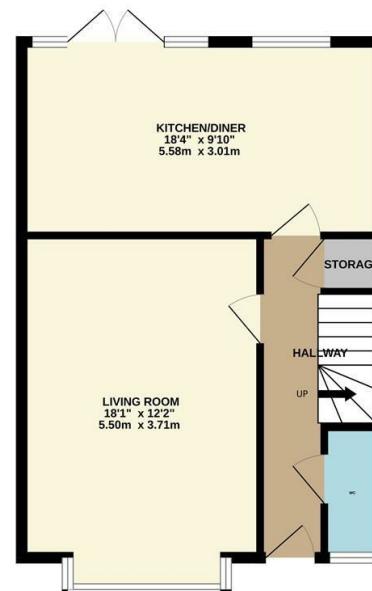




Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist. The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many 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. 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.



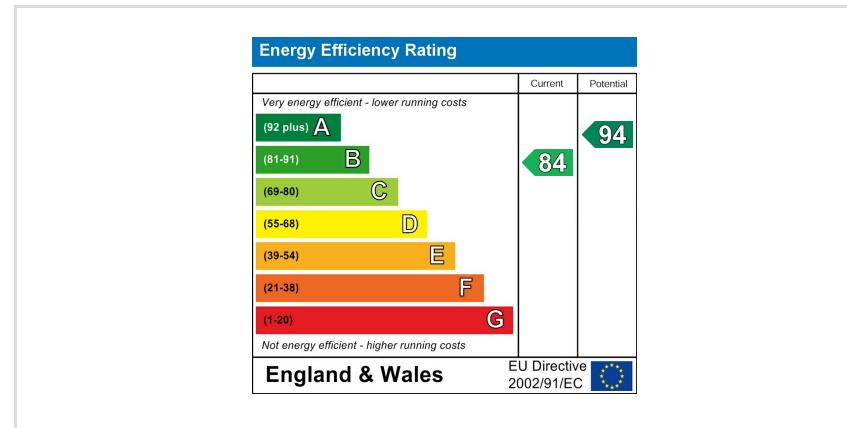
GROUND FLOOR  
495 sq.ft. (45.9 sq.m.) approx.

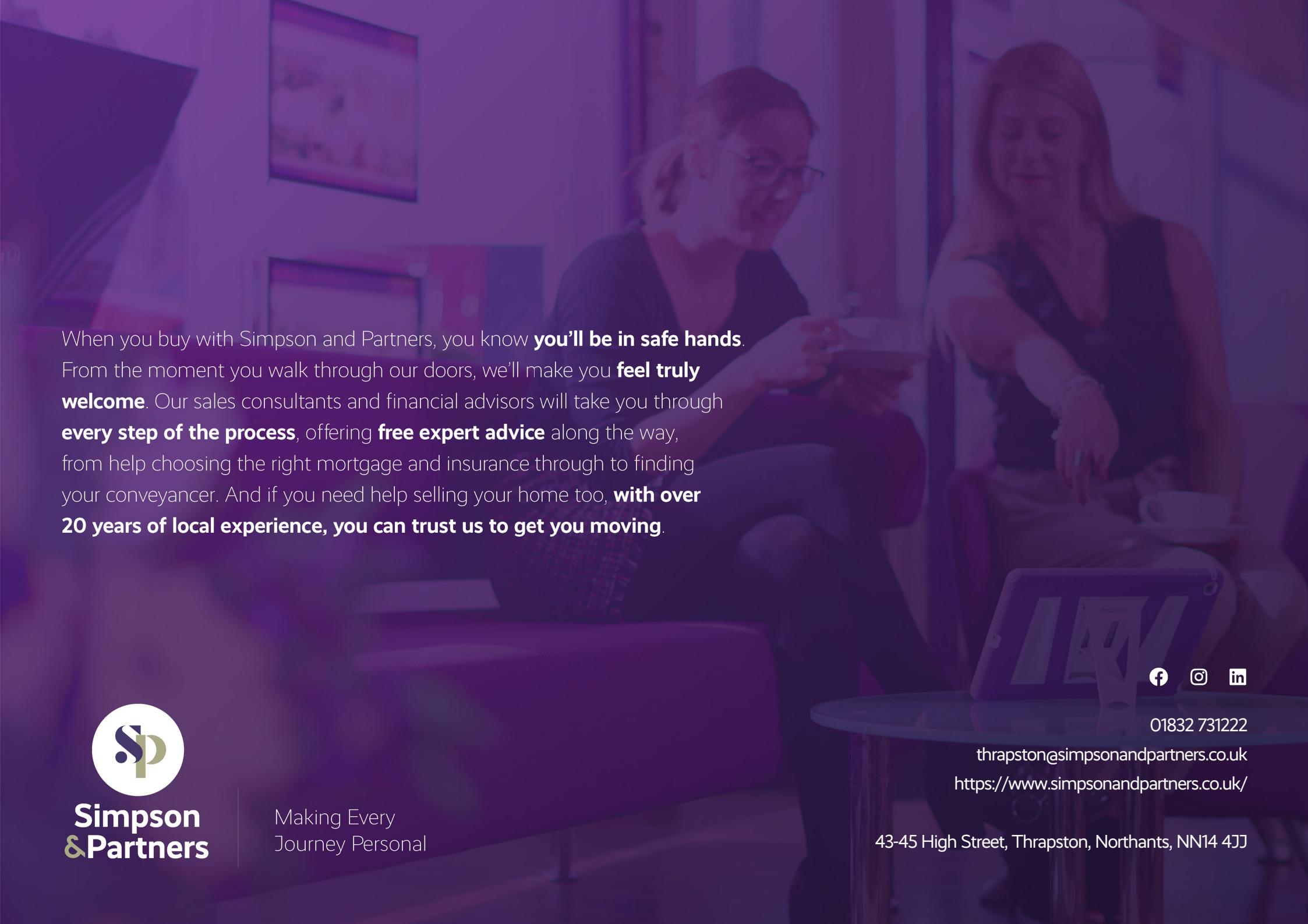


1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This floor plan is a guide and is not a detailed technical drawing. It is for illustrative purposes and should only be used as such by any prospective purchaser. The services, symbols and appliances shown have not been tested and no guarantee as to their operability can be given.  
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A blurred background image of two women in an office environment. One woman is seated, wearing glasses and a dark top, smiling. The other woman is standing to her right, also smiling. There are computer monitors and office equipment in the background.

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