

Northdale Common  
NN9 6XB

£250,000

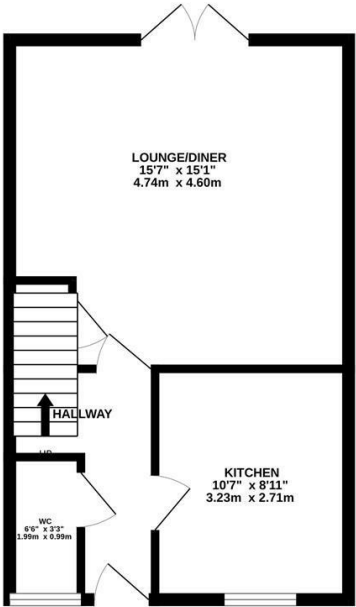


OSCAR JAMES

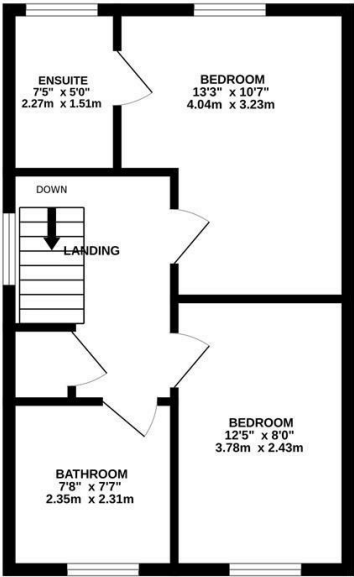
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 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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## AT A GLANCE...



Spacious living



Modern kitchen with integrated appliances



Two double bedrooms



Family bathroom, ensuite & Cloakroom



Landscaped garden



Off road parking



## WHAT'S GREAT?

A beautifully presented two double bedroom semi-detached home, located on a modern development in the popular town of Raunds. This property is an ideal purchase for first-time buyers or those looking to downsize, benefiting from excellent road links and well-regarded local schooling.

The entrance hall provides access to all ground floor accommodation. To the front of the property, the stylish kitchen is well-appointed and features integrated appliances including a dishwasher, electric oven and hob, and fridge/freezer. To the rear, the spacious lounge/diner offers a fantastic living and entertaining space, with French doors opening out onto the rear garden. A convenient cloakroom and useful understairs storage complete the ground floor.

Upstairs, the property boasts two generously sized double bedrooms. The master bedroom benefits from the added luxury of an en-suite shower room, an unusual and desirable feature for a home of this type. A modern family bathroom, fitted with a three-piece suite concludes the first floor.

Externally, the rear garden is mainly laid to lawn and includes a patio area, perfect for outdoor seating and entertaining. To the front, a driveway provides off-road parking for two vehicles.

Immaculately presented throughout, this home is truly move-in ready and must be viewed to be fully appreciated.

...expect excellence



# SELLER'S SECRET

We have loved living in this home, especially how light and spacious it feels throughout. Having an ensuite was a feature we loved the luxury of having especially being a first time buyer and in a two bedroom its just so unusual to find!



## Why we like it....

Beautifully presented, move-in ready home, ideal for first-time buyers or downsizers alike. With the rare benefit of an en-suite and excellent condition throughout, early viewing is highly recommended.

# OSCAR JAMES

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To buy or not to buy....

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