



9 Red Kite Way  
Raunds, Northants NN9 6FG



**Simpson & Partners**





Country walks on your doorstep! This well presented detached home is situated on the sought after Darcie Park development, close to all amenities in the town. Further benefits include converted garage to provide useful utility room and storage, off road parking, two reception rooms and en-suite to master bedroom. Enter the property into the hallway with stairs rising to the first floor and doors to: cloakroom/wc, utility room (converted from garage) with boiler and built in units to incorporate integrated washing machine, dining room/playroom set to the front, spacious living room with patio doors leading out to the rear garden and fitted kitchen with ample storage, built in appliances to include, oven, hob and extractor over, dishwasher and fridge/freezer. To the first floor are three generous bedrooms with the master affording built in wardrobe and en-suite shower room, family bathroom fitted with three piece suite serving the remaining two bedrooms. Externally to the front is driveway providing off road parking with gated access to the rear garden. The rear garden is mainly laid to lawn with patio area, enclosed with timber fencing. Viewing is highly recommended to appreciate the location of this lovely home. Council Tax Band C. EPC Rating A.

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Offers In Excess Of £290,000

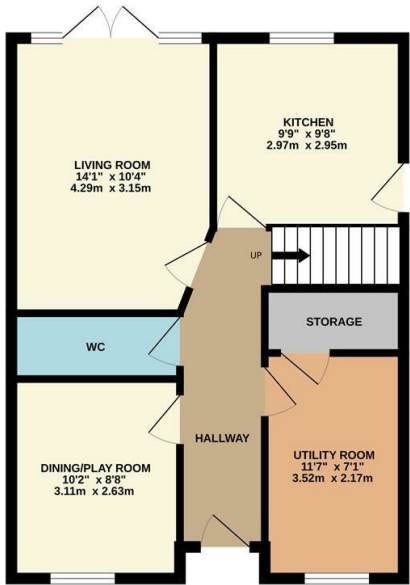




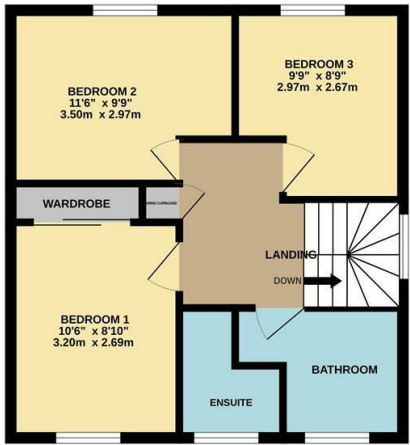
Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist. The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many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



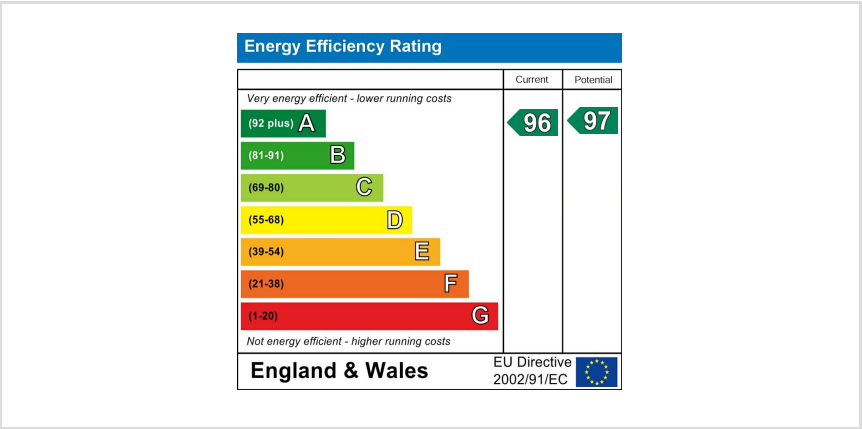
GROUND FLOOR  
547 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 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 mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.  
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