CHARLES ORLEBAR

Estate Agents & Auctioneers



11 Saddlers Way, Raunds, NN9 6RS

£270,000

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Raunds, NN9 6RS

£270,000



- 3 Bedroom
- Garage
- New kitchen
- Close to countryside walks
- No chain
- Offroad parking
- Redecorated throughout
- Vendors happy to grant access for a purchasers carpet fitting between exchange and completion

Offered to the market with no onward chain, this well-presented three-bedroom detached home on the popular Saddlers Way in Raunds has been tastefully improved and is ready for its next owners to move straight into.

The property has recently undergone a programme of refurbishment, including redecoration throughout, a newly fitted kitchen, replacement flooring in selected areas and ceiling replastering, creating a fresh and modern feel across the home.

The ground floor offers a welcoming layout with a bright living space, contemporary kitchen and the added convenience of a downstairs WC. Upstairs, all three bedrooms benefit from built-in wardrobes, providing excellent storage, while a spacious shower room serves the first floor.
Outside, the home enjoys a private walled rear garden, ideal for relaxing or entertaining, along with a garage and off-road parking.

A particularly appealing feature is the flexibility offered by the current owners, who appreciate that flooring choices are often a matter of personal taste. Should a purchaser wish to install new carpets, the vendors are happy to allow access for fitting between exchange of contracts and completion, helping ensure the home is ready to move straight into from day one.

The location is equally appealing, with a range of amenities close by. Residents can enjoy pleasant countryside walks, nearby parks and reputable schools, while the popular Duke of Wellington pub in neighbouring Stanwick is within walking distance.
Combining a move-in-ready finish, practical family accommodation and a sought-after location, this is a fantastic opportunity for first-time buyers, families and downsizers alike.





Hall	14'5" x 3'1" (4.40m x 0.93m)
Dining Room	8'10" x 10'10" (2.70m x 3.30m)
Kitchen	7'9" x 14'2" (2.37m x 4.33m)
Living Room	17'0" x 10'10" (5.17m x 3.30m)
WC	5'1" x 3'1" (1.55m x 0.94m)
Landing	2'8" x 2'11" (0.82m x 0.88m)
Shower Room	5'7" x 8'2" (1.71m x 2.48m)
Bedroom 1	11'1" x 11'0" (3.39m x 3.36m)
Bedroom 2	9'11" x 10'10" (3.01m x 3.30m)
Bedroom 3	6'10" x 8'1" (2.09m x 2.46m)






Brick Kiln Rd
A45
London Rd
B663
Raunds
Stanwick
B66
, Landsat / Copernicus, Maxar Technologies



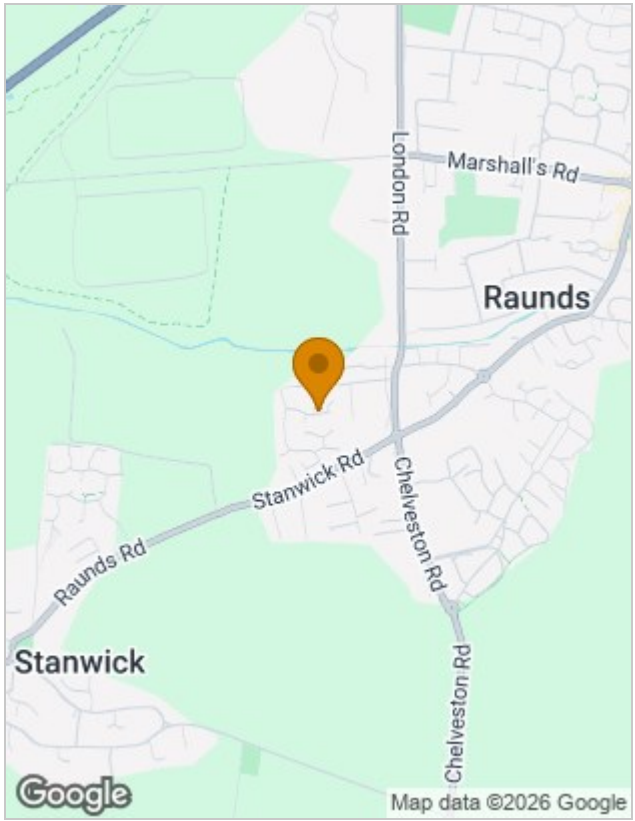




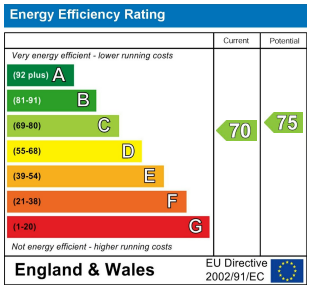
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: D
North Northants

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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