



12 Northdale Common
Raunds, NN9 6XB



Simpson & Partners

12 Northdale Common

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About the Property

Situated in the historic market town of Raunds and within easy reach of local parks, schools and everyday amenities, this well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, growing families and investors alike.

The accommodation comprises an entrance hall, guest WC, a modern kitchen/diner featuring integrated appliances, and a spacious lounge with French doors opening onto the rear garden, creating the perfect space for both relaxing and entertaining.

To the first floor are three good-sized bedrooms and a family bathroom. The main bedroom benefits from its own en-suite shower room and dressing area, providing a comfortable and private retreat.

Outside, the landscaped rear garden enjoys a patio seating area leading onto a laid lawn, complemented by a woodchip border with mature planting and a useful garden shed. The garden is fully enclosed by timber fencing, offering both privacy and security.

To the front of the property is a driveway providing off-road parking for two vehicles, along with gated side access to the rear garden.

Early viewing is highly recommended. Call now to book your viewing!

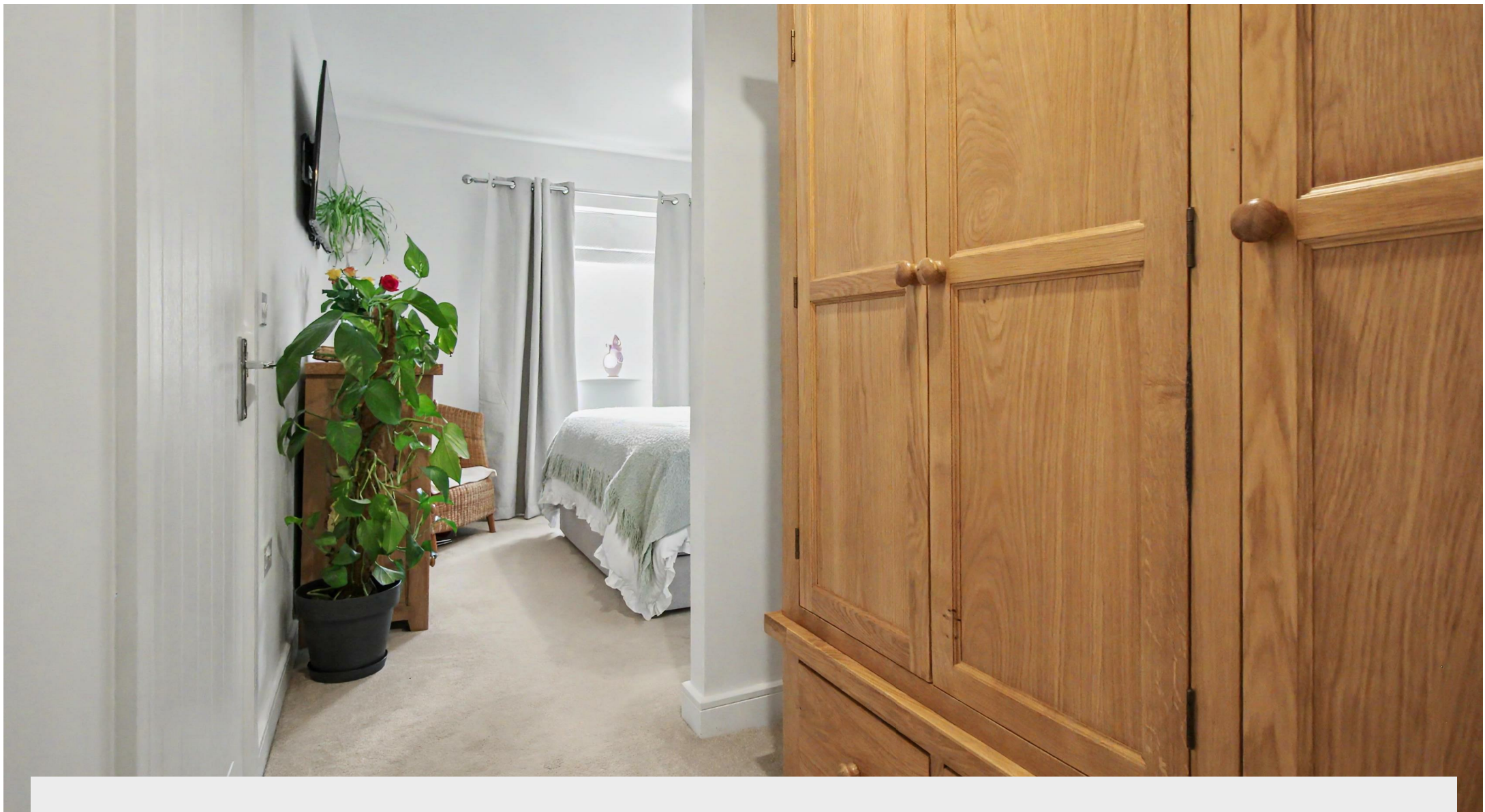
Guide Price £270,000

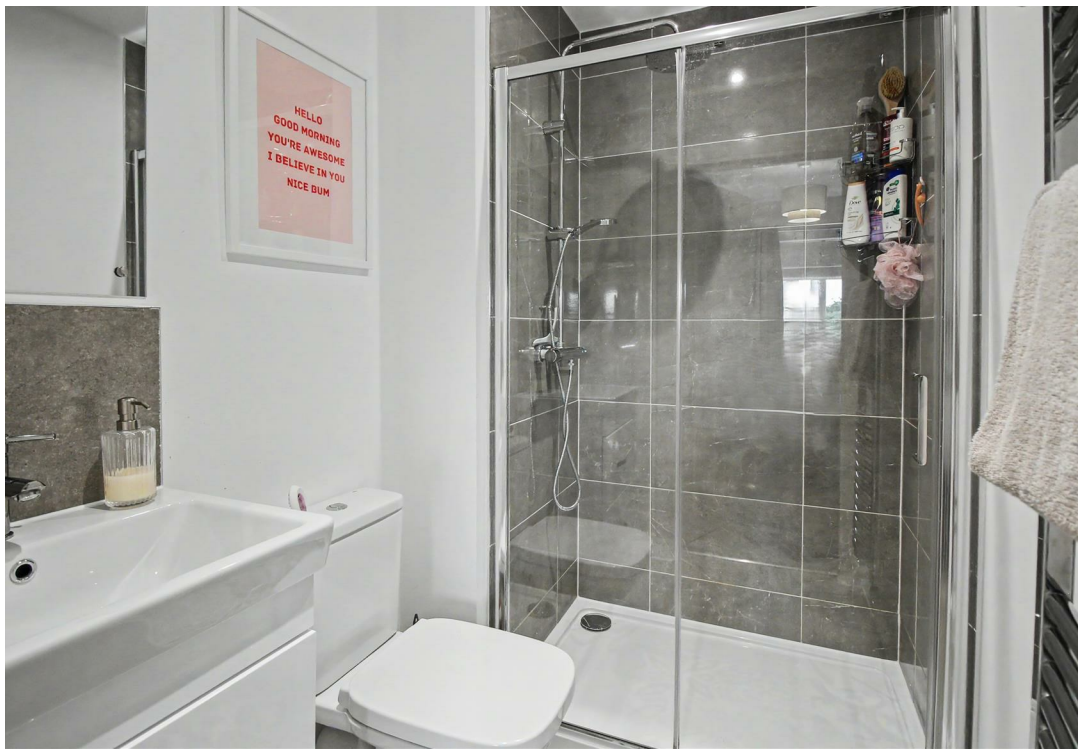


Entrance Hall
Kitchen/Diner
Lounge
Guest WC
Landing
Bedroom One
En-Suite
Dressing Area
Bedroom Two
Bedroom Three
Bathroom













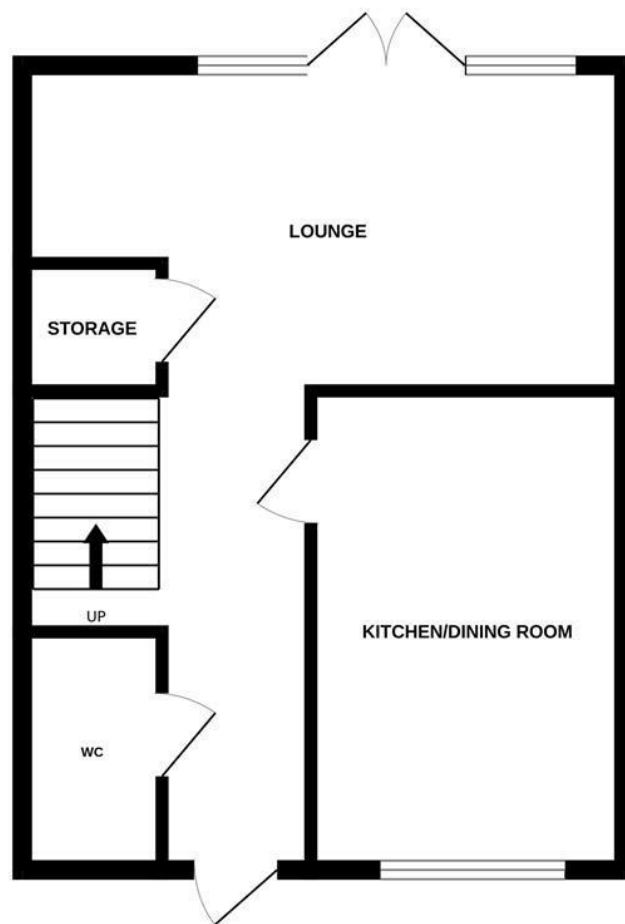
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

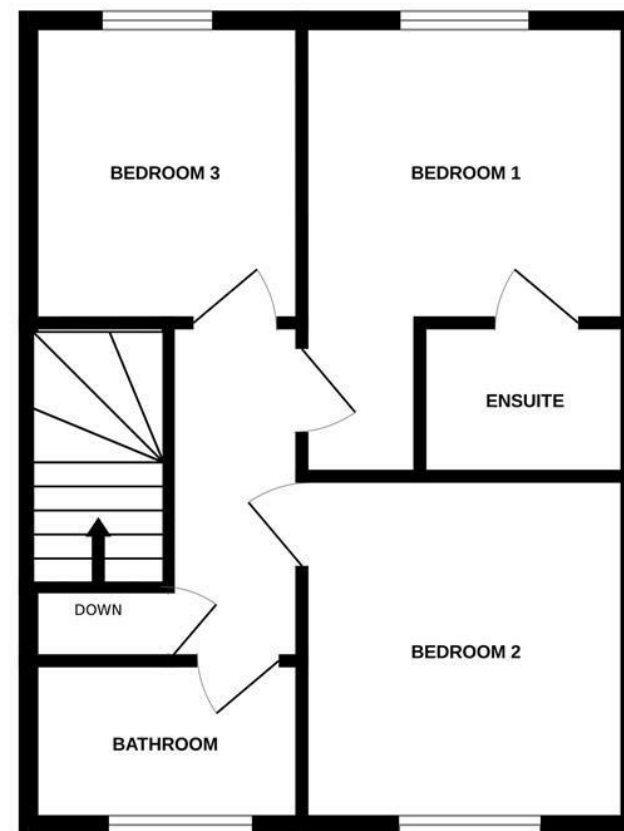


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GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ