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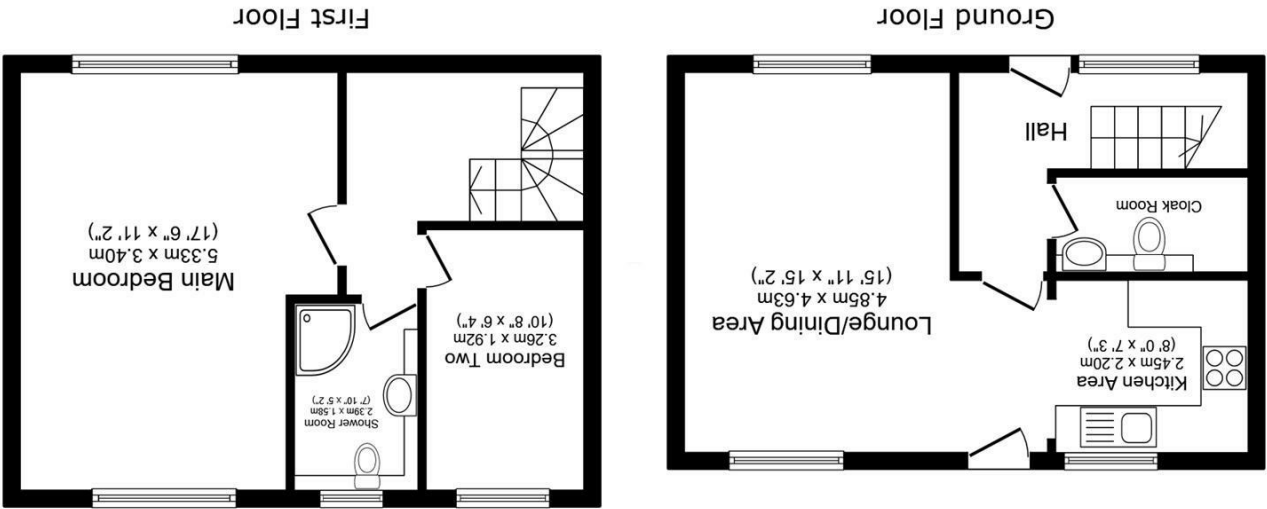
Thrapston
22 HIGH STREET
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NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
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Total floor area: 73.1 sq.m. (787 sq.ft.)



40 Grove Street, NN9 6DS
Guide price £300,000



A beautifully presented stone-built barn conversion, pleasantly positioned within a quiet enclave in the popular market town of Raunds, within easy reach of local shops, amenities and transport links. Benefits include double glazing, gas radiator central heating, an attractive modern fitted kitchen and bathroom, ample off-road parking and a beautifully landscaped, low-maintenance rear garden. The property is offered for sale in excellent decorative order throughout.

The property is entered via the entrance hall, with stairs rising to the first floor and access into the impressive open-plan living, dining and kitchen space.

The kitchen is attractively fitted with a modern range of base-level units, complemented by work surfaces and built in appliances, to include Gas Hob, electric oven, washer/dryer and fridge and freezer. The open-plan design provides a generous and versatile living area and ample space for a dining table.

To the first floor are two bedrooms. The impressive master bedroom is a particularly attractive dual-aspect room featuring a vaulted ceiling, adding to the character and individuality of the property. The second bedroom is also well proportioned. The family bathroom is fitted with an attractive modern white three-piece suite.

Externally, the rear garden has been beautifully landscaped to provide a private, low-maintenance outside space, ideal for relaxing and entertaining. Further benefits include ample off-road parking to the rear of the property.

This unique stone-built home is offered for sale in excellent order throughout. Call now to arrange your viewing.

EPC RATING - T.B.C
COUNCIL TAX BAND - C



Lounge / Dining Area
15'10" x 15'2" (4.85 x 4.63)

Kitchen
8'0" x 7'2" (2.45 x 2.20)

Master Bedroom
17'5" x 11'1" (5.33 x 3.4)

Bedroom 2
10'8" x 6'3" (3.26 x 1.92)

Shower Room
7'10" x 5'2" (2.39 x 1.58)

