



29 Oak Close
Raunds, Northants NN9 6FL



Simpson & Partners



Great Location with an open aspect at the front and close to town centre plus countryside walks on your doorstep. This lovely two double bedroom home is presented to an excellent order throughout and boasts off road parking and enclosed garden. Enter the property into the hallway with stairs rising to the first floor, door to cloakroom, opening to kitchen. The kitchen is fitted with a modern range of wall and base units with built in appliances to include integrated oven, hob and extractor. The lounge/dining room has patio doors leading out to the rear garden and door to understairs storage cupboard. To the first floor are two double bedrooms and family bathroom fitted with a three piece suite comprising bath with shower over, wash hand basin and wc. Externally to the front is small front garden with shrub borders and pathway to front door, to the side is a driveway providing ample off road parking and gated access to the rear. The rear garden has a patio area set immediately from the living room, lawn and timber shed, enclosed with timber fencing. Viewing is highly recommended to appreciate this well presented home.

EPC RATING B

COUNCIL TAX BAND B



Price £210,000

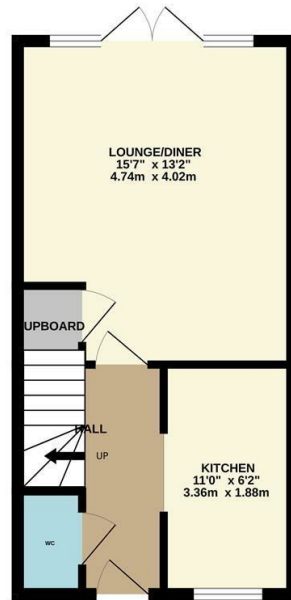


Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

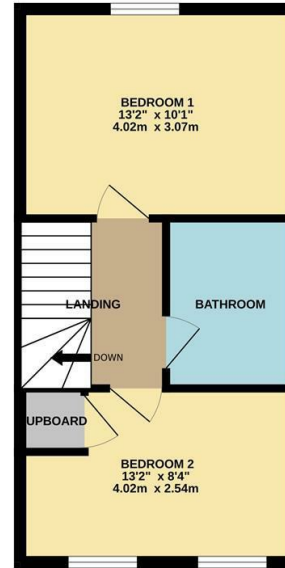
The new Rushden Lakes development is a 15 minutes drive offering many recreational facilities along with country and riverside walks. Stanwick Lakes are also close by providing many country walks and cycle paths. The major road network links of the A45 and A14 are close by giving easy access to M1/M6. The train stations are also within 20 minutes drive giving access to London in under an hour.



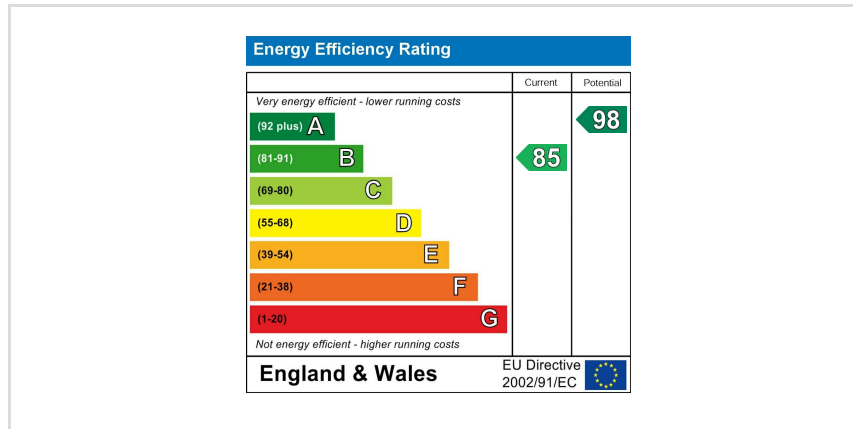
GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.
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