CHARLES ORLEBAR

Estate Agents & Auctioneers



16 Whitney Close, Raunds, NN9 6TW

£250,000

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Raunds, NN9 6TW

£250,000



- 3 Bedrooms
- Offroad parking
- Ensuite
- Landscaped garden
- Garage
- Wc
- Outbuilding/gym
- Walking distance to amenities

Situated in a peaceful cul-de-sac within walking distance of shops, schools, pubs, restaurants and everyday amenities, this well-presented three-bedroom semi-detached home offers an ideal combination of space, convenience and modern family living.

The accommodation is thoughtfully arranged and includes a welcoming living room, perfect for relaxing and entertaining, alongside a spacious kitchen dining room that forms the heart of the home. A convenient downstairs WC completes the ground floor.

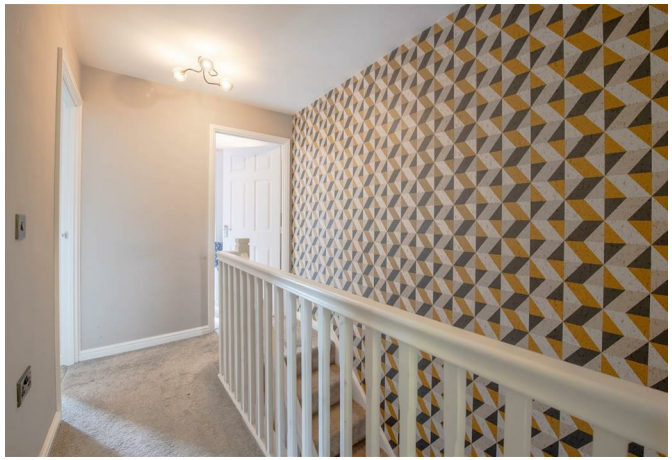
Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom benefitting from its own en-suite shower room, together with a modern family bathroom serving the remaining bedrooms.

Externally, the home continues to impress. To the front, there is off-road parking and access to the garage, while to the rear you'll find a beautifully landscaped private garden designed for both enjoyment and practicality. A particular highlight is the versatile outbuilding, currently utilised as a gym, offering excellent potential as a home office, hobby room or additional entertaining space.

Whitney Close is a popular residential location in Raunds, providing easy access to local schools, parks, shops and leisure facilities, making it an excellent choice for first-time buyers, growing families and those looking to enjoy a quieter setting without compromising on convenience.

Early viewing is highly recommended.





Hall	11'0" x 6'7" (3.35m x 2.00m)
Kitchen/Diner	11'0" x 8'9" (3.35m x 2.67m)
WC	5'11" x 2'10" (1.80m x 0.87m)
Living Room	14'0" x 15'7" (4.26m x 4.74m)
Landing	9'7" x 6'1" (2.93m x 1.86m)
Bedroom 2	9'6" x 8'2" (2.90m x 2.49m)
Bedroom 3	6'7" x 7'1" (2.00m x 2.16m)
Family Bathroom	6'2" x 6'2" (1.89m x 1.88m)
Bedroom 1	11'1" x 9'1" (3.38m x 2.78m)
En-suite	4'0" x 9'1" (1.23m x 2.78m)







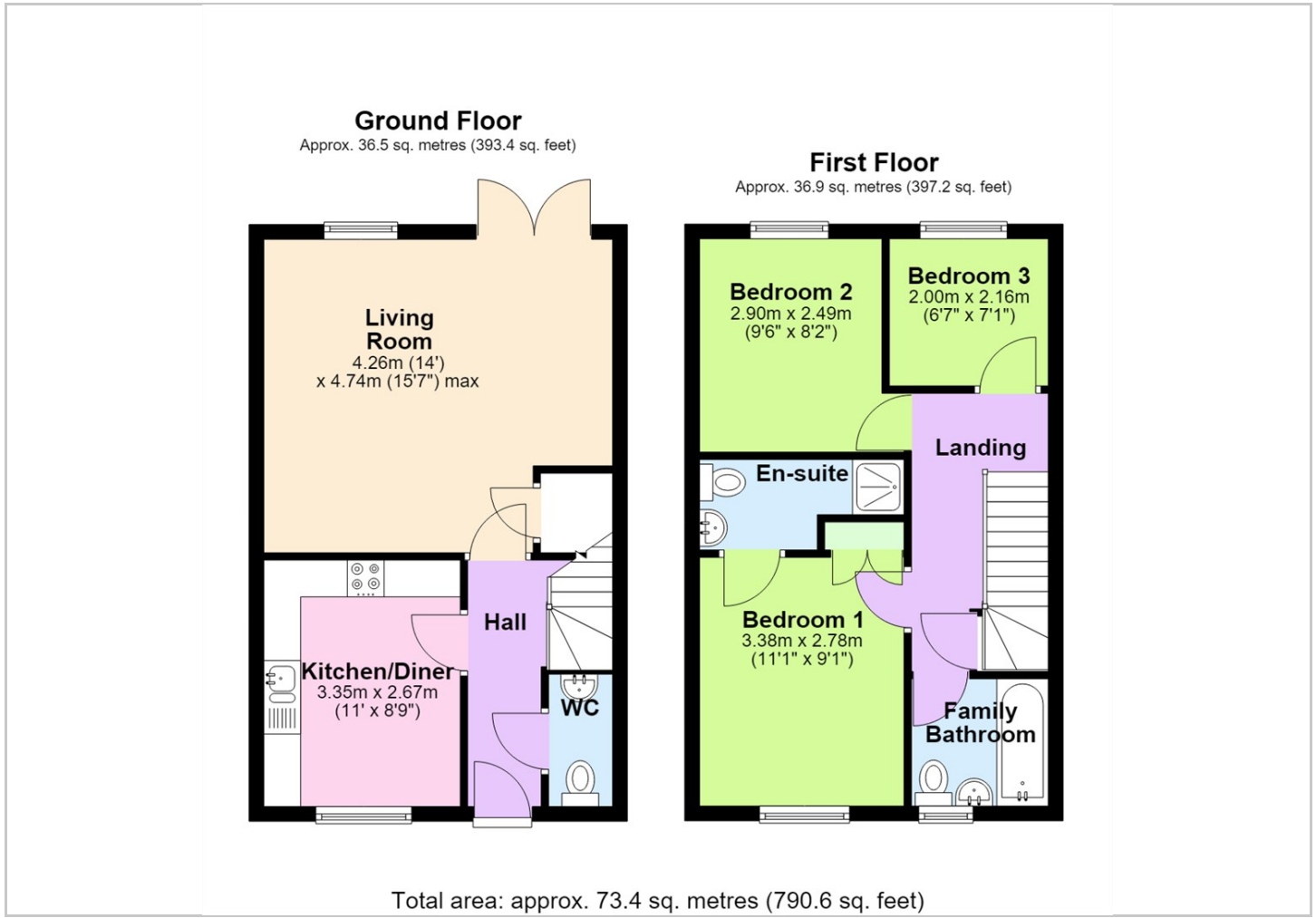

Brick Kiln Rd
B663
B663
Manor School
Stanwick
026 Airbus, Landsat / Copernicus, Maxar Technologies







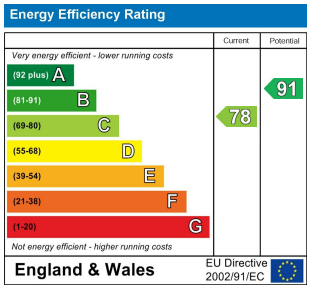
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: C
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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