



6 Weighbridge Way  
Raunds, Northants NN9 6TT



**Simpson & Partners**





Lovely family home situated in the sought after market town of Raunds with lovely countryside walks on your doorstep and a short walk to all amenities available in the town. Further benefits include off road parking, landscaped garden and single garage. Enter the property into the hallway with stairs rising to the first floor and doors to; downstairs wc, living room with dual aspect having patio doors leading out to the rear garden and window to front. Light and airy kitchen/dining room fitted with ample storage and built in appliances to include built in oven, hob and extractor fan, space and plumbing for washing machine. To the first floor are three bedrooms with the master affording en-suite shower room and built in storage, bedroom three is currently used as a dressing room, family bathroom fitted with a three piece suite comprising bath with shower over, wash hand basin and low level wc. Externally to the front is low maintenance garden with pathway to front entrance, to the side is a driveway providing off road parking leading to a single garage. The rear garden has been landscaped to provide patio area and astro turf lawn, covered outdoor kitchen area ideal for alfresco dining and further covered pergola to the rear, enclosed with brick walling and timber fencing. Viewing is highly recommended to appreciate the location of this family home. Council tax band C. EPC Rating C.

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Price £290,000







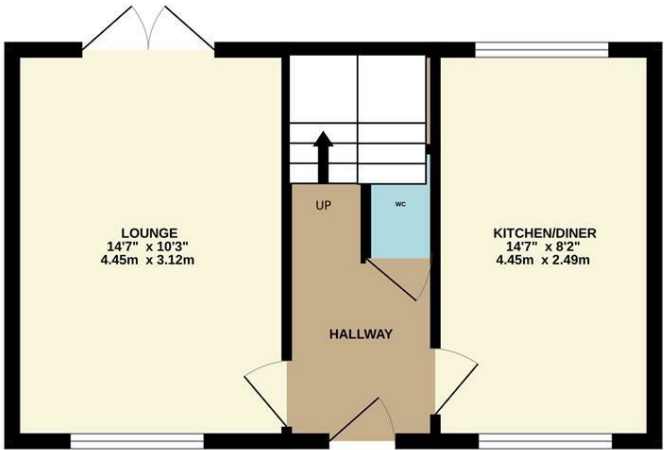
Raunds is a small market town with many amenities to include, shops, restaurants, cafes, schooling, doctors and dentist.

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.

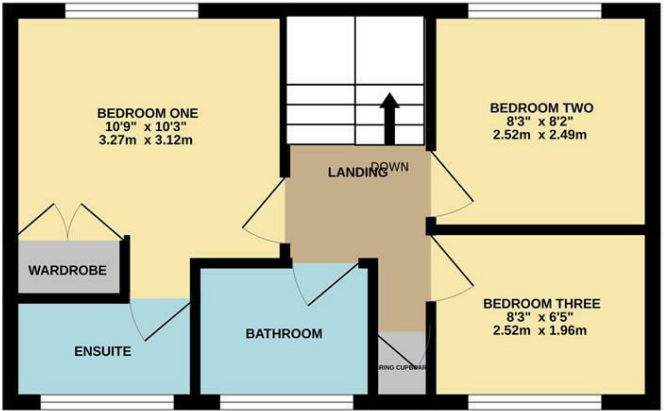


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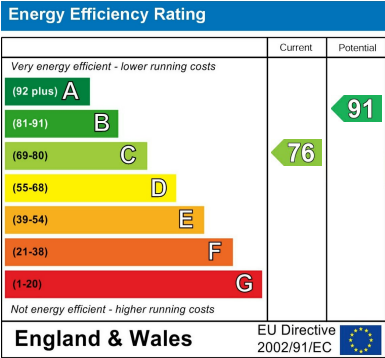
GROUND FLOOR



1ST FLOOR



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01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

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

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