

A photograph of a modern kitchen and dining area. The kitchen features light green cabinets, a wooden countertop, and a white subway tile backsplash. A stainless steel refrigerator is on the right, and a microwave is on the counter. A dining table with a marble top and four teal chairs with grey cushions is in the foreground. A white door with a glass panel is on the left. The floor is made of light-colored wood.

**7 Miller Street**  
Raunds NN9 6JZ

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# 7 Miller Street

Guide Price: £225,000

This well-presented three-bedroom semi-detached home is a prime opportunity for both growing families and investors. With a spacious layout including a Lounge, Kitchen/Breakfast room and a further Dining/Reception room the property provides a solid foundation for family life. The three well-proportioned bedrooms and upstairs shower room are neatly maintained, allowing a buyer to move in immediately while planning future upgrades.

Step inside to discover a bright and inviting lounge, featuring a double-glazed window and door to the front, creating a welcoming atmosphere. The heart of the home lies within the modern kitchen/breakfast room, fitted with a stylish range of wall and base units, an integrated dishwasher, electric oven, and induction hob. Adjacent to this, a separate dining/reception room provides a versatile space perfect for entertaining guests or enjoying family meals with double-glazed French doors opening to the rear garden. Upstairs, you'll find three well-proportioned bedrooms, offering peaceful retreats for all residents. These are complemented by a contemporary shower room, complete with a shower, low-level WC, and a vanity wash hand basin, all finished with full tiling. Outside, the good-sized rear garden offers a lovely space for outdoor enjoyment and relaxation. While there is currently no off-street parking, the front garden presents clear potential for conversion into a private driveway, subject to the usual consents. This home is well-presented throughout but also offers scope for personal improvements, making it an ideal opportunity for those looking to add their stamp and value. Located close to the town centre, this property benefits from local amenities and good transport links, ensuring convenience and connectivity.

## Entrance Hall

Part obscure glazed entrance door, with matching side panel. Wooden effect laminate flooring. doors through to:

## Lounge

Double glazed French doors and window to front, electric fire fitted into surround.

## Kitchen

Double glazed window to rear. Fitted with a range of wall and base units with worktop over and stainless steel sink drainer, with matching mixer tap and tiling splashbacks. Electric oven with Induction hob plus integrated dishwasher, brand new unused. Stairs rising to first floor landing and under stairs storage. Air Conditioning/Heating Unit.

## Dining/Reception Room

Double glazed French doors to rear garden and electric wall heater. Plumbing for washing machine

## Cloakroom

Double glazed window to side, low level WC, vanity wash hand basin with cupboard under and stainless steel heated towel rail. First Floor Landing Double glazed window to side elevation and loft access.

## Bedroom One

Double glazed window to front, storage cupboard and wall mounted electric radiator.

## Bedroom Two

Double glazed window to rear, storage cupboard and Air Conditioning/Heating Unit.

## Bedroom Three

Double glazed window to front. Wall mounted electric radiator.

## Shower Room

Double glazed window to rear. Shower, low level WC and vanity wash hand basin with full tiling throughout. Ceiling extractor fan.



Raunds is conveniently located for access to the A14/A45 and offers a short commute to mainline train stations to access London in around an hour. You'll also find yourself close to some amazing countryside and the protected wetlands of the Rockingham Forest Trust at Stanwick Lakes, connecting you with the Ringstead and Woodford walking and cycling routes at your doorstep. Chester House and Irchester Country Park are a short drive away which have been very popular destinations for families. If you're looking for a great place to have some fun and unwind with family or friends, Rushden Lakes offers a huge array of shops, bars, restaurants and leisure facilities and is only a short drive from the home.

Call Darren Wootton to arrange a viewing on **07808 314772**



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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