



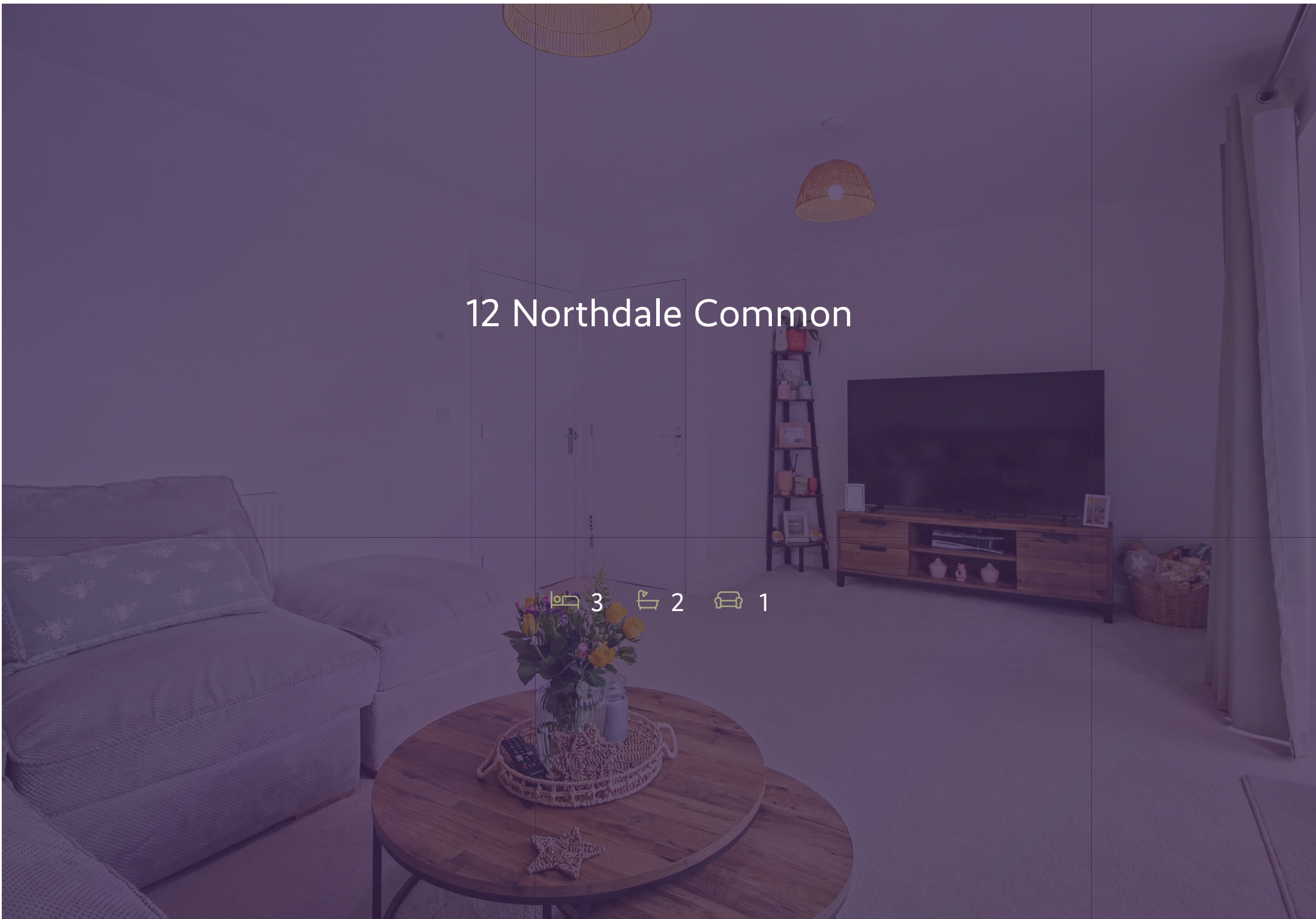
12 Northdale Common
Wellingborough, NN9 6XB



Simpson & Partners

12 Northdale Common

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About the Property

Situated in the historic market town of Raunds and within easy reach of local parks, schools and everyday amenities, this well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, growing families and investors alike.

The accommodation comprises an entrance hall, guest WC, a modern kitchen/diner featuring integrated appliances, and a spacious lounge with French doors opening onto the rear garden, creating the perfect space for both relaxing and entertaining.

To the first floor are three good-sized bedrooms and a family bathroom. The main bedroom benefits from its own en-suite shower room and dressing area, providing a comfortable and private retreat.

Outside, the landscaped rear garden enjoys a patio seating area leading onto a laid lawn, complemented by a woodchip border with mature planting and a useful garden shed. The garden is fully enclosed by timber fencing, offering both privacy and security.

To the front of the property is a driveway providing off-road parking for two vehicles, along with gated side access to the rear garden.

Early viewing is highly recommended. Call now to book your viewing!

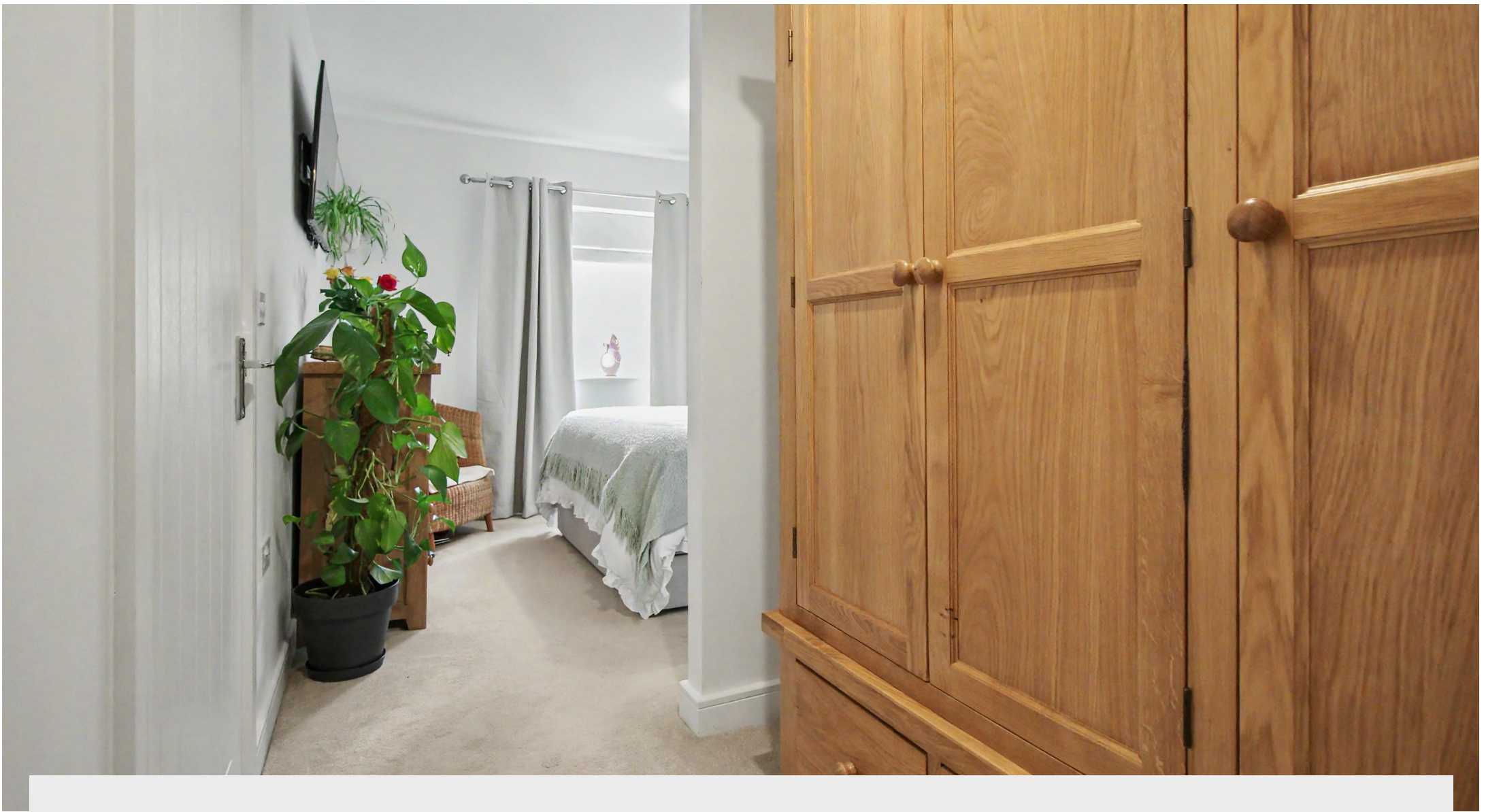
£280,000



Entrance Hall
Kitchen/Diner
Lounge
Guest WC
Landing
Bedroom One
En-Suite
Dressing Area
Bedroom Two
Bedroom Three
Bathroom












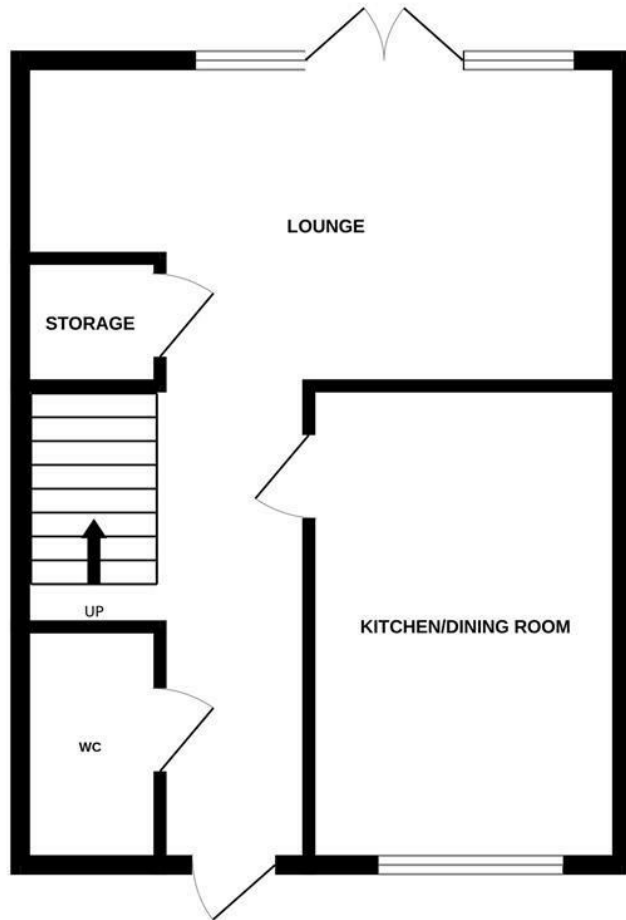


Energy Efficiency Rating

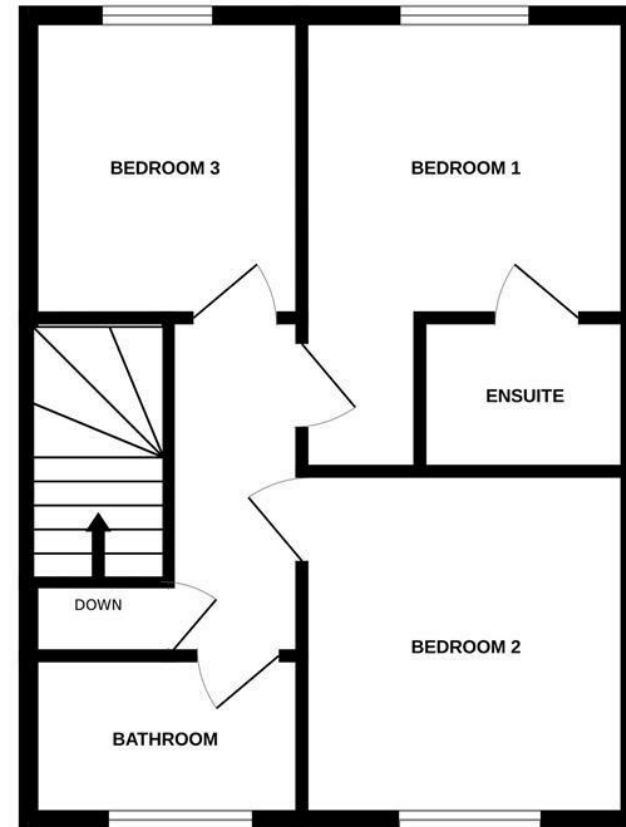
| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

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