

Pentelow Way  
Raunds  
NN9 6XD

£275,000

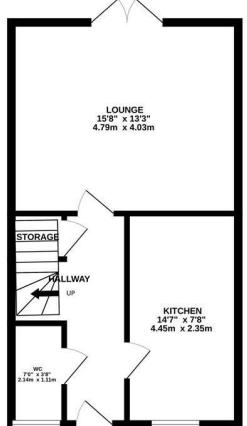


OSCAR JAMES

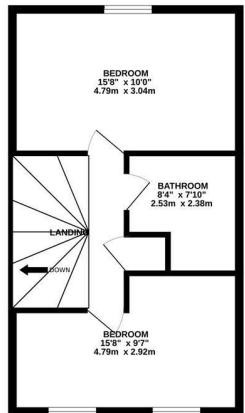
...expect excellence

# FLOOR PLANS

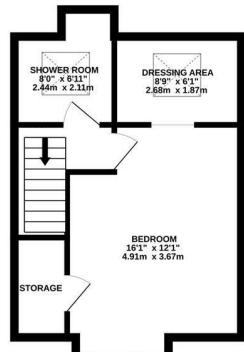
GROUND FLOOR  
437 sq. ft. (40.6 sq.m.) approx.



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



2ND FLOOR  
343 sq. ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq. ft. (113.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floor plan illustrations are for guidance only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Meninx 62025



## AT A GLANCE...



Modern living throughout



Modern kitchen/breakfast room



Three generous double bedrooms



Bathroom, ensuite and w.c.



Gardens to front and rear



Off road parking



Nestled in the popular area of Raunds, this delightful three double bedroom townhouse on Pentelow Way is offered to the market in immaculate condition. The lounge is a great sized positioned to the rear of the property with French doors leading out to the garden. The well-appointed kitchen is modern and has space for dining while a convenient cloakroom adds to the practicality of the ground floor.

The first floor offers two generous double bedrooms and the family bathroom comprising a three piece suite. Stairs continue up to the second floor which belongs to the master bedroom. Not only is this a lovely size room you have the added benefit of a dressing area

and ensuite shower room.

Externally the property has off road parking to the front with a well kept garden and to the rear the garden is mainly laid to lawn with a patio for seating.

This townhouse is not only a wonderful family home but also a fantastic opportunity for those seeking a comfortable lifestyle in a friendly community. With its modern amenities and thoughtful design, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

...expect excellence



## SELLER'S SECRET

One of the stand out features for us of this home is the generous sized bedrooms, ideal for a young family. With local amenities in the town and a short distance from Rushden lakes.



# OSCAR JAMES

1b Wharf Road | Higham Ferrers | NN10 8BQ  
01933 656964  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

---

---

---

---

---

---

*why we like it....*

This impressive turn key property is ready to move in, unpack and put the kettle on. Internal viewings come highly recommended to see all it has to offer.