

Windmill Lane  
Raunds  
NN9 6LA

£270,000

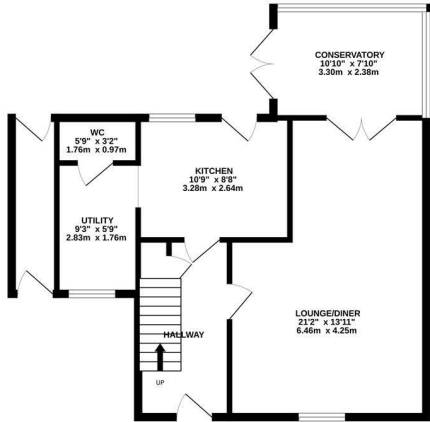


OSCAR JAMES

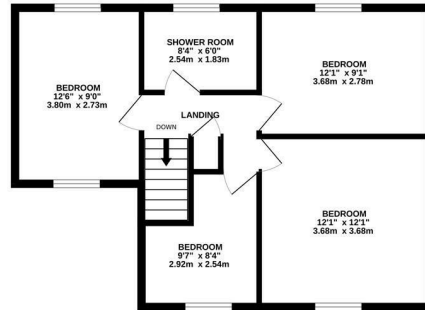
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.1 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



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# WHAT'S GREAT?

Situated in a popular residential area of Raunds, this generously sized four-bedroom semi detached offers great living space and fantastic potential for a buyer to create a home tailored to their own tastes and style. Conveniently located close to local schools, amenities and road links, this home has been enhanced by a two-storey extension making it the ideal family home.

Upon entering, the hall provides access to all ground-floor accommodation. The spacious lounge/diner flows into the conservatory which offers an additional reception area overlooking the garden. The kitchen benefits from a utility area and access to the cloakroom. A particularly practical feature is the full-length storage corridor running the length of the house, with courtesy doors providing access from both the front of the property and the rear garden.

To the first floor are four well-proportioned bedrooms and a family shower room. Bedroom two already benefits from a shower cubicle and wash hand basin, presenting an excellent opportunity for a purchaser to create a dedicated en-suite if desired.

Outside, the rear garden is mainly laid to lawn with patio seating areas and established shrub borders, providing a pleasant outdoor space to enjoy. To the front, a driveway offers off-road parking.

Offering spacious accommodation in a lovely location and plenty of scope to personalise, this is a fantastic opportunity to create a long-term family home.

...expect excellence



# SELLER'S SECRET

We've really enjoyed living here for many years thanks to the amount of space the house offers and its convenient location. The conservatory has been a wonderful addition, giving us extra living space that we use throughout the year and providing a lovely connection to the garden.



## Why we like it....

It's a home that offers plenty of flexibility, and we're sure the next owners will enjoy making it their own combined with its popular Raunds location, close to schools, amenities and road links, this is a property with both immediate appeal and long-term potential.

# OSCAR JAMES

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To buy or not to buy....

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