

67 Butts Road  
Raunds  
NN9 6JG

Offers in the region of £270,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

Beautifully presented on the edge of Raunds, this charming two-bedroom semi-detached home offers an immaculate interior and a peaceful setting with open fields right on the doorstep—perfect for countryside walks. Originally a three-bedroom property, it has been thoughtfully reconfigured to create a more spacious two-bedroom layout, though it could be reverted if desired.

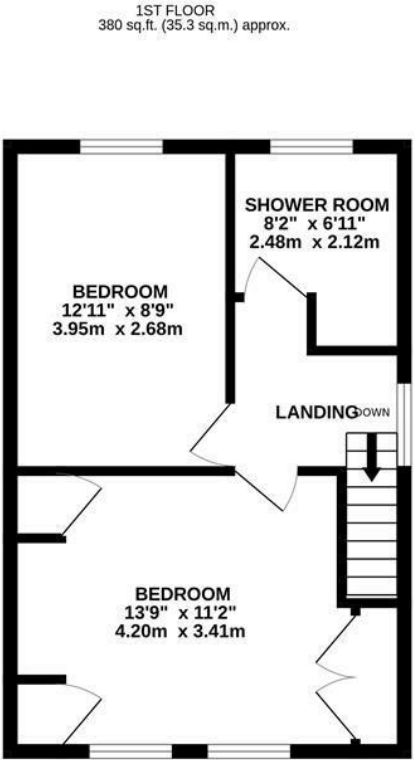
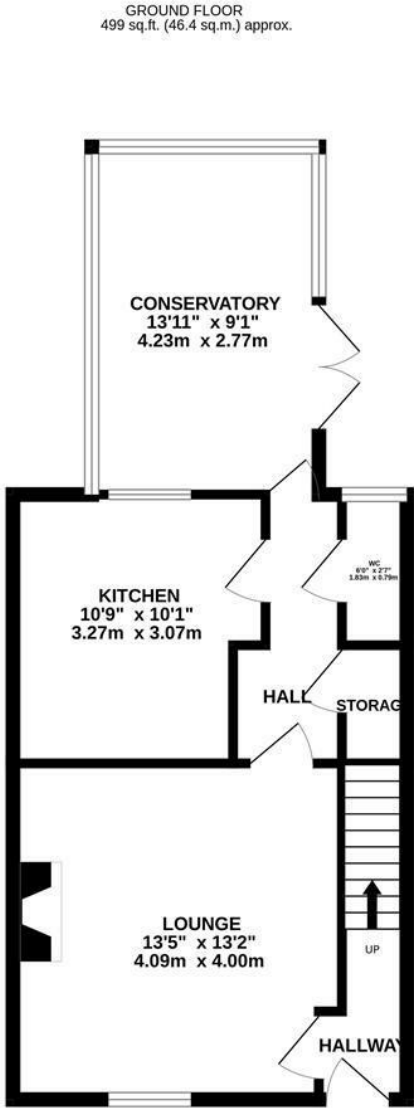
The entrance hall leads into a welcoming lounge, centred around a stunning log burner that adds warmth, character and a cosy atmosphere. From the inner hall you'll find access to a useful storage/utility cupboard, the refitted kitchen, and the impressive conservatory, which enjoys lovely views over the rear garden. This light-filled space serves as a superb additional reception room that can be enjoyed all year round. There is also a cloakroom to conclude the downstairs.

Upstairs, there are two generous double bedrooms and the master benefits from ample built-in storage. The family bathroom is notably large and modern, having gained significant extra space from the original third bedroom.

Outside, the established rear garden is surprisingly spacious and offers a high degree of privacy. To the front, a driveway provides off-road parking alongside a front garden area that could be converted to create additional parking if required.

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# Floor Plan



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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...



Spacious living



Refitted modern kitchen



Two large double bedrooms



Refitted bathroom



Generous mature gardens to front  
& back



Driveway providing off road parking









# SELLER'S SECRET

I have lived here for many years, its such a lovely location and very peaceful. The conservatory is a great addition. I have already found the next property I wish to buy!



## Why we like it....

This is a wonderful home and modern throughout ready for the new owners to move straight in and enjoy.

# OSCAR JAMES

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To buy or not to buy....

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