



Boughton Lane, Raunds
£315,000 Offers Over Freehold

**Sharman
Quinney**

Key Features



- Four Bedroom Modern Semi-Detached Home with Garage & Driveway
- Attractive Position - Overlooking allotments
- Ensuite to Master, First Floor Family bathroom, Ground Floor Cloaks/Guest/W.c.
- Double Glazing /Gas Central Heating
- Rear Garden - Landscaped to paving with decorative gravel - Timber tool shed

Sharman Quinney are pleased to present this modern four-bedroom home, offering versatile living. In brief, comprising Entrance hallway with guest cloaks w.c., kitchen/diner, Lounge family room with doors and full height windows to the garden. To the first-floor are two double bedrooms and a single (bedroom 4) with further stairs from the landing with built in storage leading to the 2nd floor master bedroom with en-suite.



Front

The neatly arranged frontage is enclosed by stylish railings and enhanced with slate chippings. A block paved tandem length driveway complete with an 'Ohme' E.V charger point, providing off-road linear parking for up to two vehicles leading to a matching pitched roof garage with power light and has currently been partitioned for both vehicular and personal access door to the garage space from the rear garden.

Rear

The rear garden is landscaped and fully enclosed with gated driveway, for low-maintenance modern outdoor living with wooden decking accessed from the French doors from the rear facing lounge. There's a gated to access to the side leading to the driveway. The garage has a personal door from the garden.

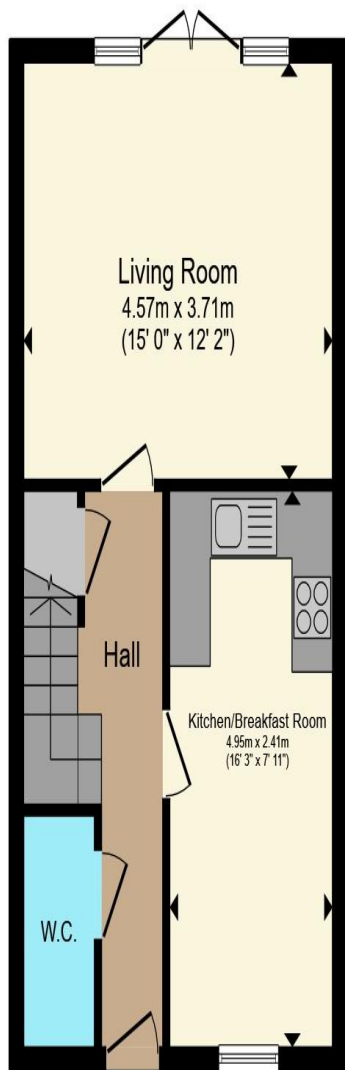
Garage

The garage is currently partitioned, with the rear section being utilised as both a utility and storage area, while the front element retains the up and over door for further storage. The partition we understand can easily be removed, should vehicle storage be preferred.

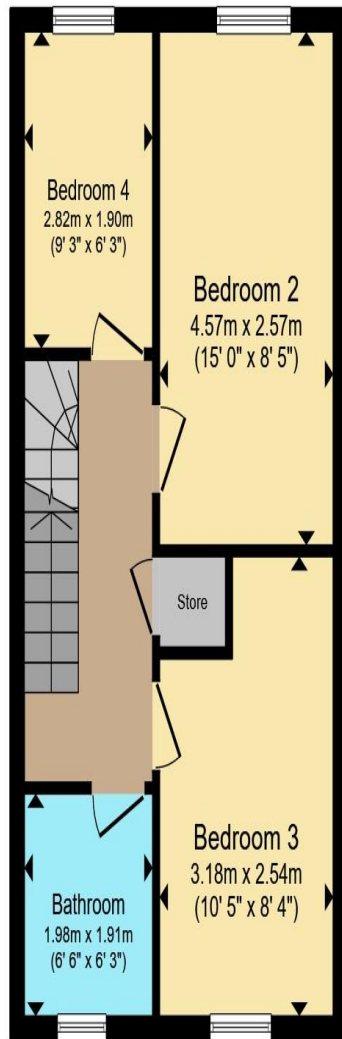
About Raunds

The popular Market town of Raunds offers many facilities to its residents including supermarket, shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. With wider retail facilities available 5.9 miles from the Town centre at "Rushden Lakes "development

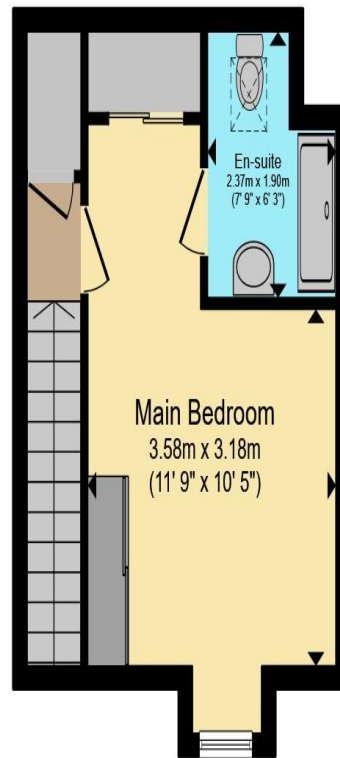




Ground Floor



First Floor



Second Floor

Total floor area 105.9 m² (1,140 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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just a short drive away and provides and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants.

Raunds is conveniently located for the major road network links of the A6 and A45 leading to Bedford, the M1 and M6 and A14, and train stations in Kettering, Wellingborough, Huntingdon and Peterborough allow access to the capital within the hour.

Contact Sharman Quinney to arrange a viewing today to view this modern and well-presented home.

Agents Note: - We are advised that Bi - annual service charges apply to the property currently quoted at £200 every six months(£400 per year). Further information available upon request.

To view this property call Sharman Quinney on:
01832 735589

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

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