



Boughton Lane, Raunds
£270,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- This flexible accommodation offers an impressive 108 SQ.M /1163 SQ.FT
- Versatile Four-Bedroom Semi-Detached Home

This modern four-bedroom home - offers versatile living. In brief, comprising Entrance hallway with guest cloaks w.c., kitchen/diner with upgraded timber shaker style kitchen. Along the hallway past the guest w.c., and under stairs built in storage, is the attractive Lounge family room. The lounge features professionally fitted and high-quality media wall, with stylish shelves and drawers built-in. French doors and full height windows bring light from the garden.

To the first floor, are three bedrooms, A spacious airing cupboard and a family bathroom complete the floor, with further stairs leading to the 2nd floor Principal bedroom suite. This principal bedroom enjoys elevated part views. Features



include, bespoke fitted built in wardrobe in a dressing area with en-suite three-piece shower room, with roof profile window.

Front

The neatly arranged frontage and tandem length driveway providing off- road linear parking for two + vehicles leading to a matching pitched roof garage with power light and a gated access leads to the rear aspect garden directly.

Rear

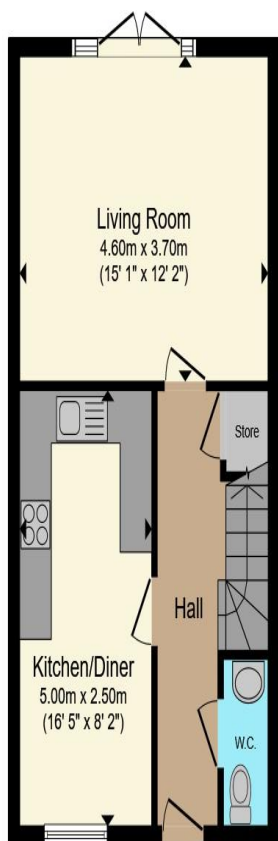
The rear garden is landscaped and fully enclosed with gate to the driveway. Outdoor entertaining is welcomed with wooden decking to the rear aspect with timber pergola over. The French doors connect the indoor and outdoor space, from the rear facing lounge. There's a gated access to the side leading to the driveway.

About Raunds

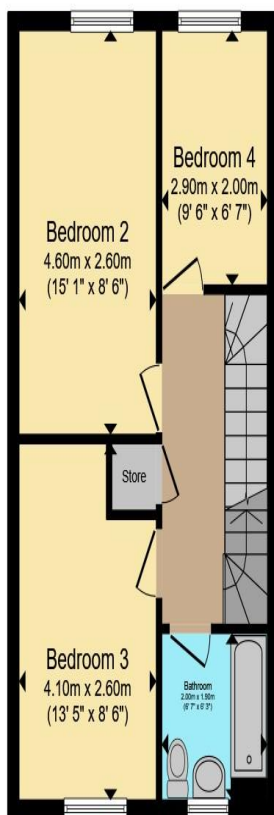
The popular Market town of Raunds offers many facilities to its residents including supermarket, shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. With wider retail facilities available 5.9 miles from the Town centre at "Rushden Lakes "development just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

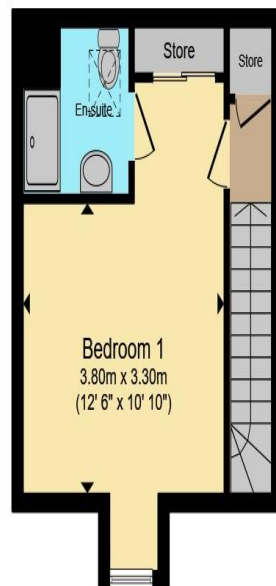




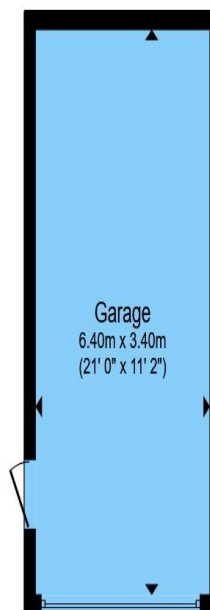
Ground Floor



First Floor



Second Floor



Garage

Total floor area 129.3 m² (1,392 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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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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01832 735589

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