

# CHARLES ORLEBAR

Estate Agents & Auctioneers



2 Woodpecker Lane, Raunds, NN9 6FH

Offers In Excess Of £240,000



3



2



1



B



# 2 Woodpecker Lane

Raunds, NN9 6FH

- 3 Bedrooms
- Large garden
- W/c
- Quiet location
- Offroad parking
- 4 years NHBC remaining
- Ensuite
- Kitchen/diner

Nestled in the tranquil surroundings of Woodpecker Lane, Raunds, this charming terraced house presents a unique opportunity for those seeking a blend of comfort and convenience. With three well-proportioned bedrooms and two modern bathrooms, this property is ideal for families or individuals looking for a spacious home.

The heart of the house is a delightful kitchen/diner that spans the width of the property, providing an inviting space for family meals and entertaining guests. The layout is both practical and stylish, ensuring that every corner of the home is utilised effectively. Additionally, the property boasts a family bathroom, an ensuite, and a convenient downstairs WC, catering to the needs of a busy household.

One of the standout features of this home is its larger-than-average garden, which offers a wonderful outdoor space for relaxation and recreation. The garden not only provides a serene retreat but also has the potential for further development, as one section backs onto the driveway, allowing for the possibility of creating additional parking spaces. This versatile area could also serve as a vegetable patch or a play area for children, making it a perfect spot for family activities.

Situated on the edge of Raunds, the location is ideal for those who appreciate the outdoors, with easy access to the countryside and scenic walks leading towards Chelveston village. Despite its peaceful setting, the property is within walking distance of the town centre, ensuring that all local amenities are within easy reach.

Built just six years ago, this home comes with the added benefit of four years remaining on the NHBC warranty, providing peace of mind for prospective buyers. With parking available for two vehicles, this property truly offers a perfect blend of modern living in a serene environment. Don't miss the chance to make this lovely house your new home.

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Hall

Living Room

13'11" x 12'1" (4.24m x 3.69m)

Kitchen/Diner

9'4" x 15'5" (2.85m x 4.70m)

WC

Landing

Bedroom 1

9'3" x 9'8" (2.81m x 2.95m)

En-suite

Bedroom 2

10'10" x 8'7" (3.31m x 2.62m)

Bedroom 3

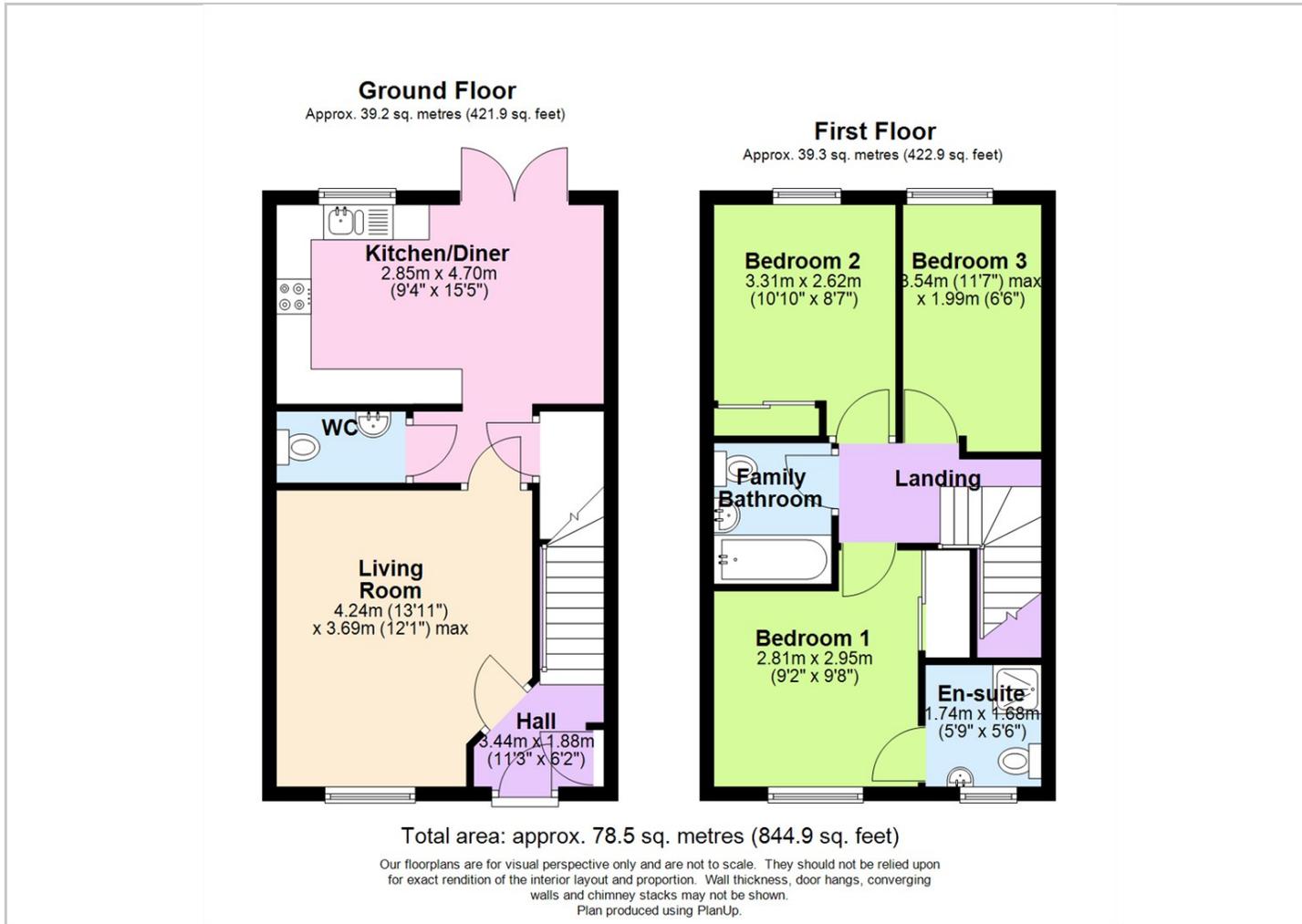
11'7" x 6'6" (3.54m x 1.99m)

Family Bathroom





## Floor Plans



## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

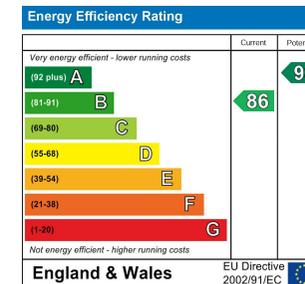
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## Location Map



## Energy Performance Graph



**Council Tax Band: B**  
North Northants

**Tenure: Freehold**