

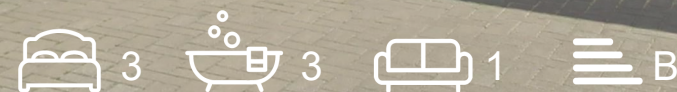


BYWATER HERRING

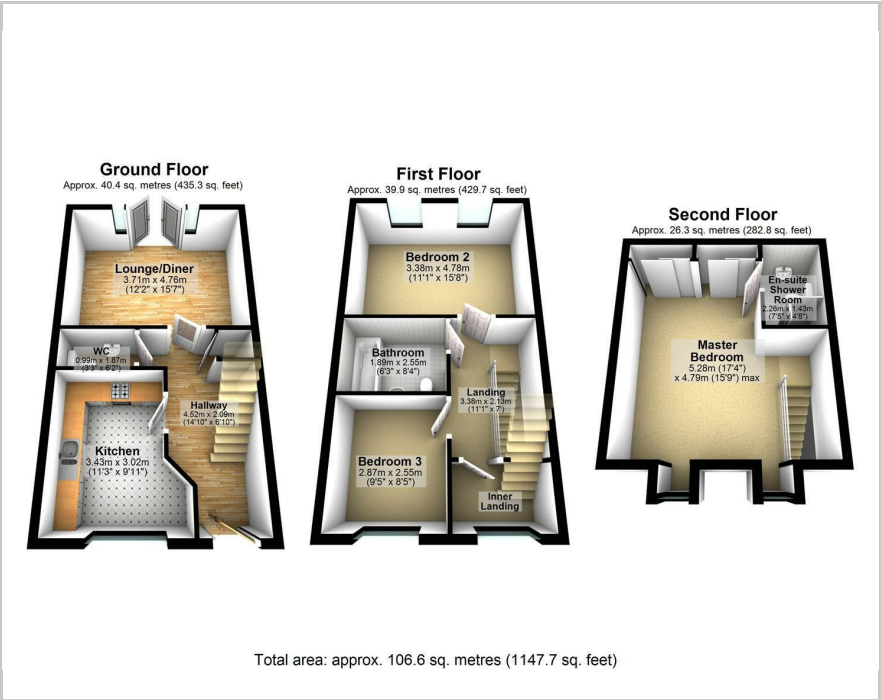
SALES & LETTINGS

- A TRADITION OF TRUST -

Bootmaker Crescent, Raunds
Offers In The Region Of £312,500



Floor Plan



Area Map



Accommodation

- Stylish, move-in-ready three-storey home with a smart, family-friendly layout
- Ground floor kitchen, lounge and garden keep everyday life flowing naturally
- First floor bathroom sits right alongside the kids' bedrooms
- Three true double bedrooms offer flexibility for families or remote work
- Top-floor master suite with fitted wardrobes, double shower and Velux windows
- Enclosed garden with lawn and a choice of seating areas
- Garage with electric door, power and new flooring
- Driveway parking for two plus an EV charging point already installed
- Convenient Raunds location near good schools, cafés and nature spots
- Just 20 minutes to Wellingborough station with fast trains to London in under an hour



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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