



**Cottesbrooke Way  
Raunds  
Wellingborough  
Northamptonshire  
NN9 6UP**

**Offers in Excess of £350,000**

**bettermove**

# Cottesbrooke Way Wellingborough

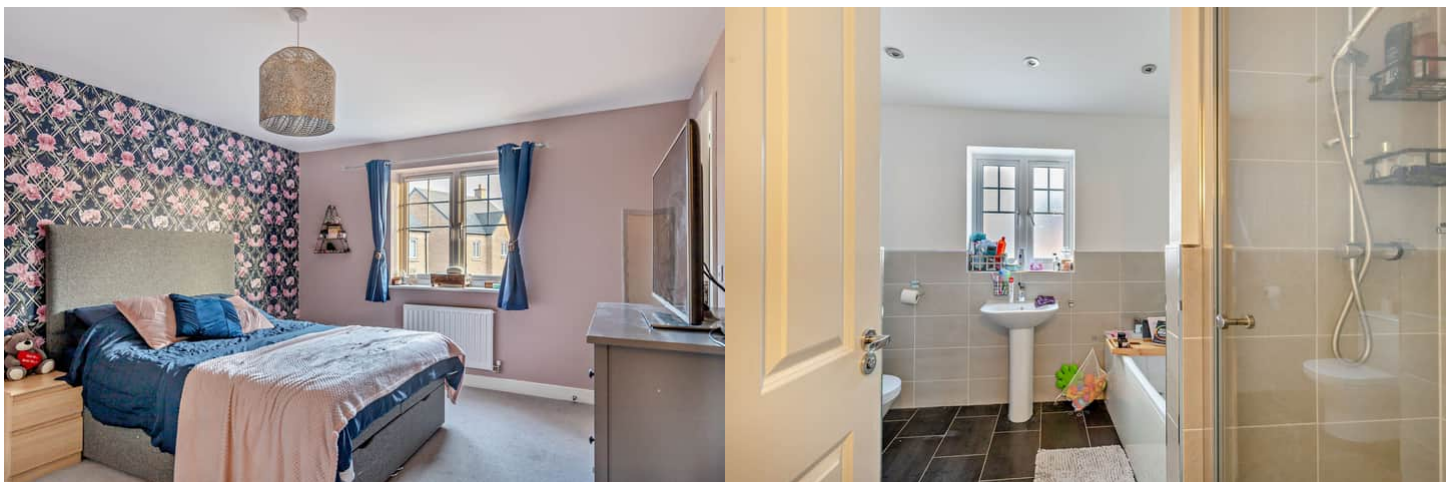
Bettermove are proud to present this Impressive 4 bedroom Detached House in the sought after area of Raunds.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and the garage. The council tax band is E.

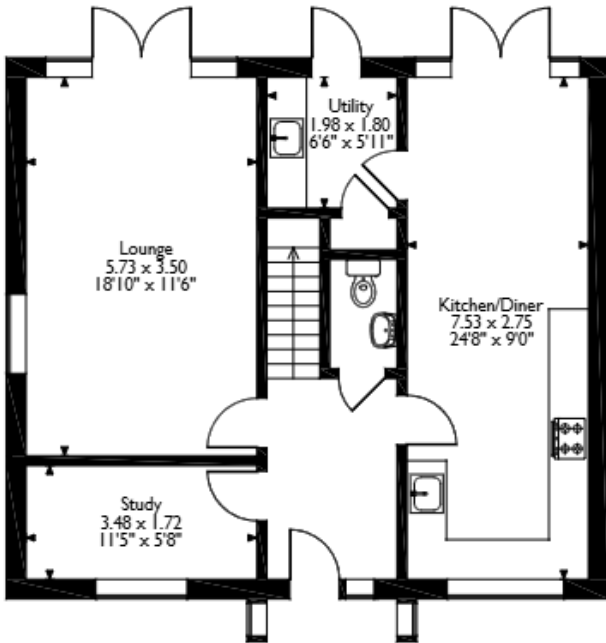
The interior of this beautifully presented property comprises a spacious living room, study room, the open plan fitted kitchen with dining area, utility room and a convenient WC on the ground floor. The first floor consists of four bedrooms, including the master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Raunds, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A45 and many local bus routes.

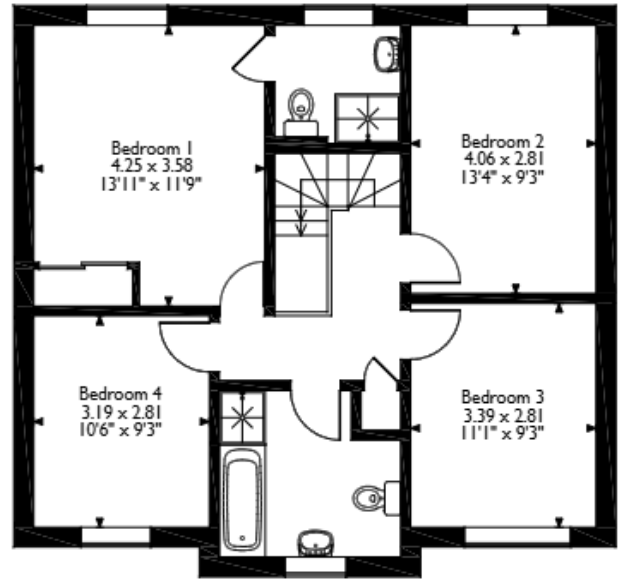
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Cottesbrooke Way, Raunds, Wellingborough  
 Approximate Gross Internal Area  
 131 Sq M/1410 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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