

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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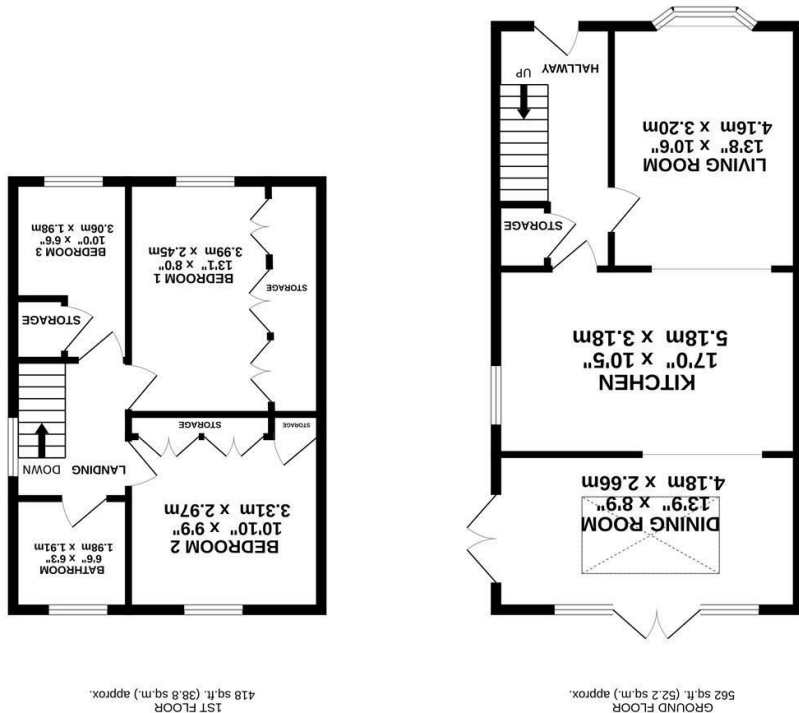
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NN17 1BH

Thrapston
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THRAPSTON
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Rothwell
30 HIGH STREET
ROTHWELL
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NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



28 Roman Way, Thrapston, NN14 4TE
£300,000



Ideally situated within a residential cul-de-sac is this beautifully presented and extended three bedroom semi-detached property that has been thoughtfully renovated by the current owners to a very high standard. The property itself comprises a living room, kitchen/dining room, three bedrooms and a three piece bathroom. Externally, you will find an impressive landscaped rear garden that backs onto fields and off road parking on a fairly new block paved driveway to the front.

Upon entry you are welcomed into the hallway where both the living room and kitchen are accessible. The living room offers a large bay window, allowing natural light to enter the home, and a log burner as its focal point. The kitchen/dining room is definitely the heart of this home with space to incorporate family life within one area. The kitchen was refitted in 2023 and offers a range of eye and base level units along with an integral fridge freezer, double oven, hob, extractor and dishwasher. There is also a central island providing further storage, preparation space and breakfast bar seating. The kitchen flows through to the dining room which forms the extension completed in 2021. The dining room is flooded with light from both sets of patio doors and the large skylight window above. Ascending to the first floor landing you are able to access all three bedrooms and the bathroom. Both the master and second bedrooms are double in size and each provide ample built in wardrobe space. The third bedroom currently functions as a study. Completing the accommodation is the bathroom that is fitted with a three piece suite including a bath tub with shower over, low level WC and wash hand basin.

Thrapston offers a wide range of amenities including boutique shops, a supermarket, schools, a post office, a doctors surgery and much more. There are also plenty of walking routes, perfect for dog walkers and ramblers.

Council Tax Band: B
EPC Rating: D



Living Room
13'7" x 10'5" (4.16 x 3.20)

Kitchen
16'11" x 10'5" (5.18 x 3.18)

Dining Room
13'8" x 8'8" (4.18 x 2.66)

Bedroom One
13'1" x 8'0" (3.99 x 2.45)

Bedroom Two
10'10" x 9'8" (3.31 x 2.97)

Bedroom Three
10'0" x 6'5" (3.06 x 1.98)

Bathroom
6'5" x 6'3" (1.98 x 1.91)