

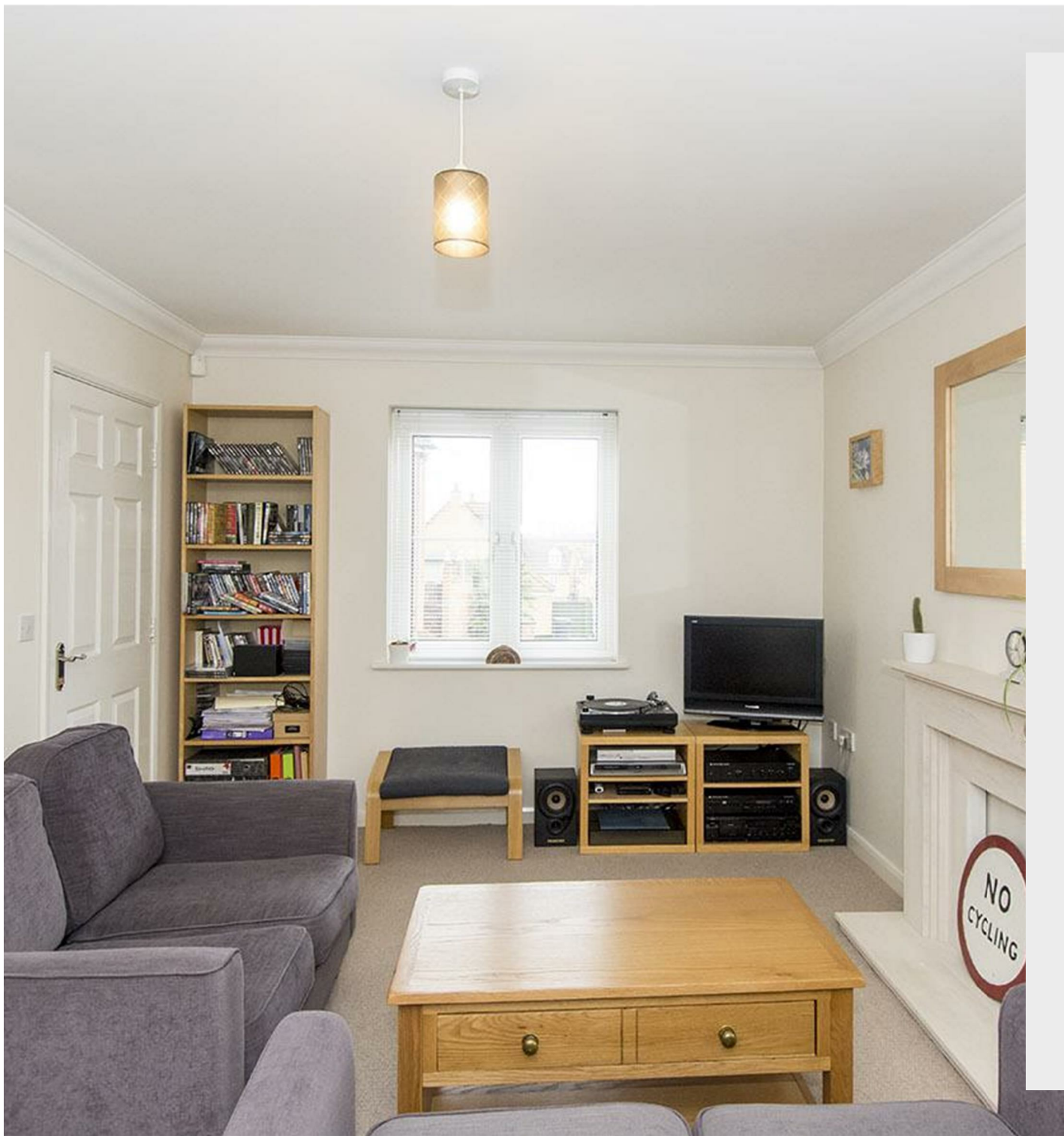


35 Foundry Walk

Thrapston, Northamptonshire NN14 4LS



Simpson & Partners



This well presented three storey town house has four double bedrooms, with field views from the top floor and is situated on a corner plot with driveway and garage. It is close to riverside walks and town centre amenities and a stone's throw away from the Nene Leisure Centre. Further benefits include gas central heating and Upvc double glazing. Enter the property into the hallway with doors leading to: cloakroom, light and airy living room with feature fireplace and bay window to side, kitchen/dining room with ample storage and built in appliances to include fridge/freezer, dishwasher and oven with hob and extractor fan, door leads through to useful utility room with further storage and space and plumbing for white goods. Conservatory set to the rear with lovely garden views completes the ground floor accommodation. To the first floor is the master bedroom suite with built in wardrobes and door to en-suite shower room, bedroom two has built in storage, family bathroom with three piece suite comprising shower over the bath. To the second floor are two further double bedrooms with bay windows and views over the town and fields beyond, and a useful landing area with velux window. Externally the property is set on an elevated corner plot with steps to front entrance, to the side is the driveway providing off road parking leading to single detached garage. The tiered rear garden has two patio areas, raised flower beds, lawn area and enclosed with timber fencing. Viewing is highly recommended to appreciate the location of this lovely family home.

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Offers Over £350,000



The market town of Thrapston offers many facilities to its residents including shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. The new Rushden Lakes development is just a short drive away and provides additional high-street shopping and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants.





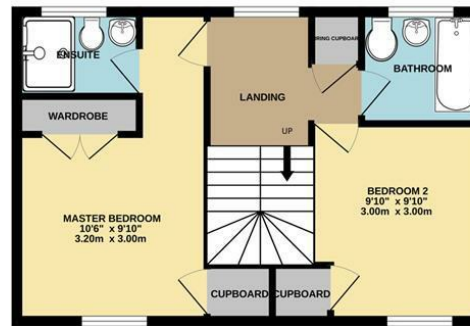
Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6 and train stations in Kettering, Corby, Huntingdon and Peterborough allow access to the capital within the hour.



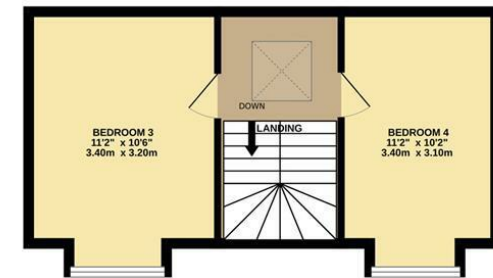
GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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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01832 731222

thrapston@simpsonandpartners.co.uk

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43-45 High Street, Thrapston, Northants, NN14 4JJ