



24 Oakleas Rise

Thrapston, Northamptonshire NN14 4JZ



Simpson & Partners



Location and design combine to form this fantastic mature three bedroom semi detached residence, situated on the outskirts of the market town of Thrapston. Ideally located within easy walking distance to the town centre, schooling and leisure facilities and countryside walks and the meandering river Nene on your door step. The property is offered for sale in excellent decorative order and has been updated to provide new triple glazed windows and new front door, new boiler. Superb open plan kitchen/dining room with stunning fitted kitchen having built in cooker and hob with contemporary cylinder cooker hood, space for American fridge/freezer, patio doors leading out to the excellent sized rear garden offering a high degree of privacy, separate reception room with wood flooring and bay window to the front, tiled hallway continues through to the kitchen/dining room, refitted contemporary bathroom with fully tiled walls and flooring, P-shaped bath with shower over and three bedrooms. Further benefits include double glazing and gas radiator central heating. Low maintenance front garden leading through to the private rear garden, mainly laid to lawn with patio area and single garage. Viewing is a must to appreciate this stunning family home.

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Offers In Excess Of £250,000



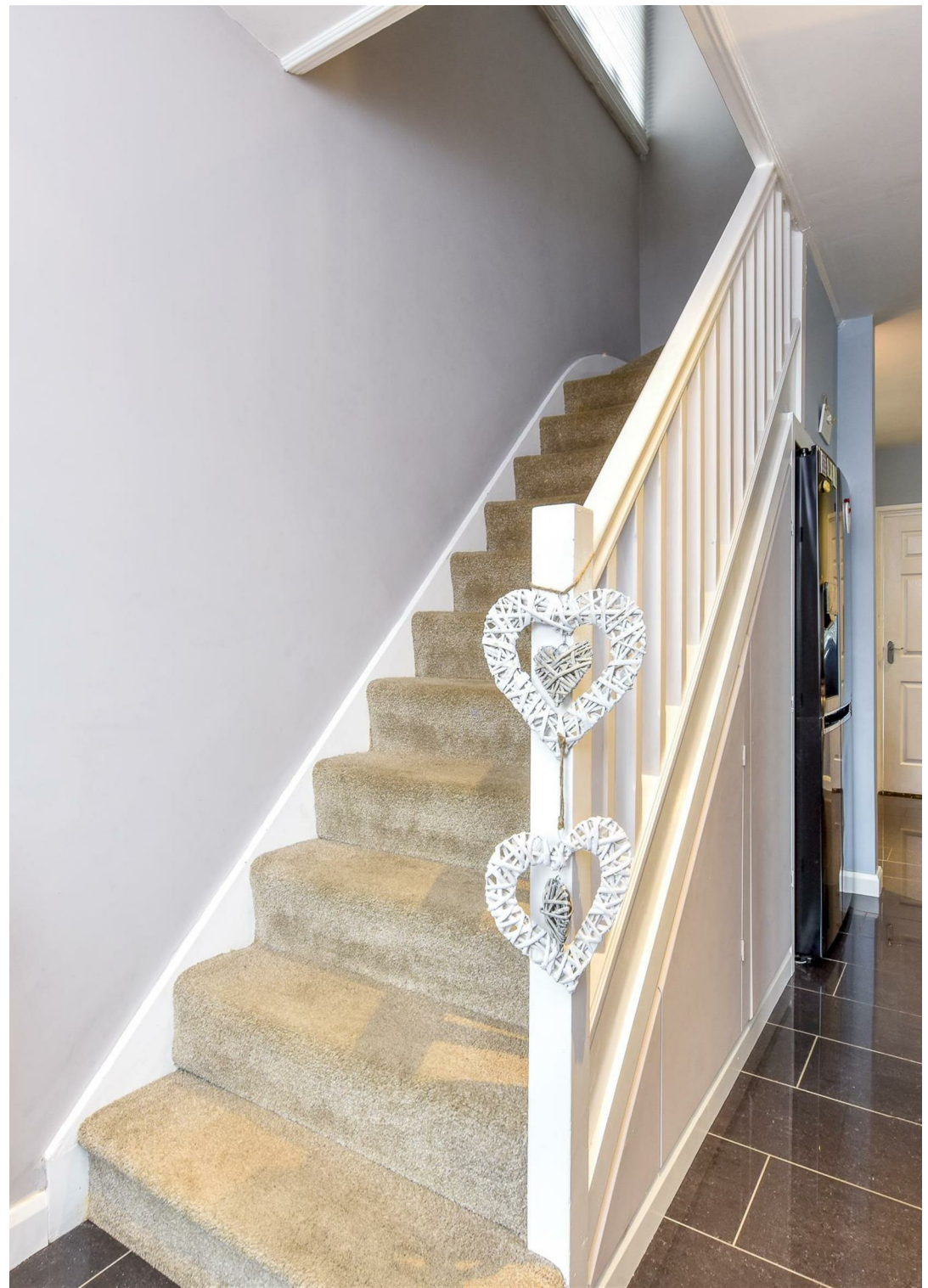
The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks.

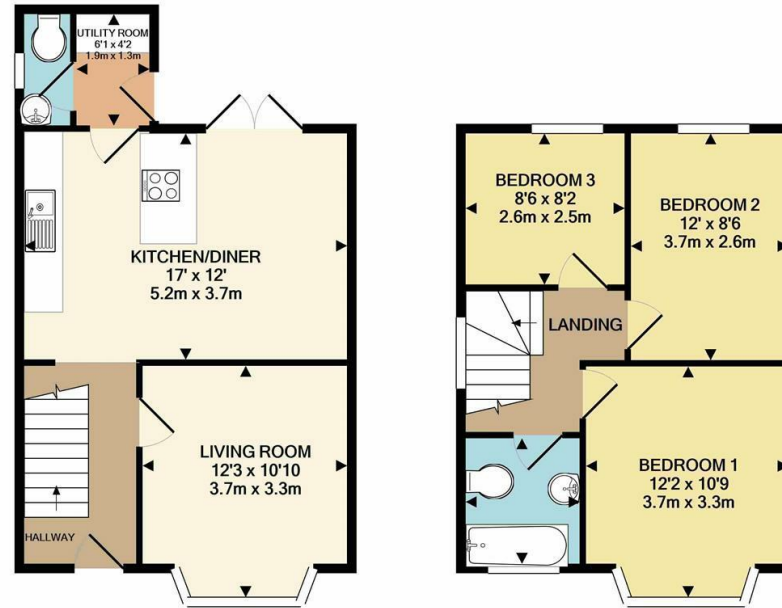
The new Rushden Lakes development is approximately 20 minutes drive offering many recreational facilities to include, shops, restaurants, cinema and countryside walks.





Stanwick Lakes is approximately 15 minutes drive offering many walks, cycle paths and river sports.





GROUND FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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		85
(69-80) C		
(55-68) D	63	
(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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