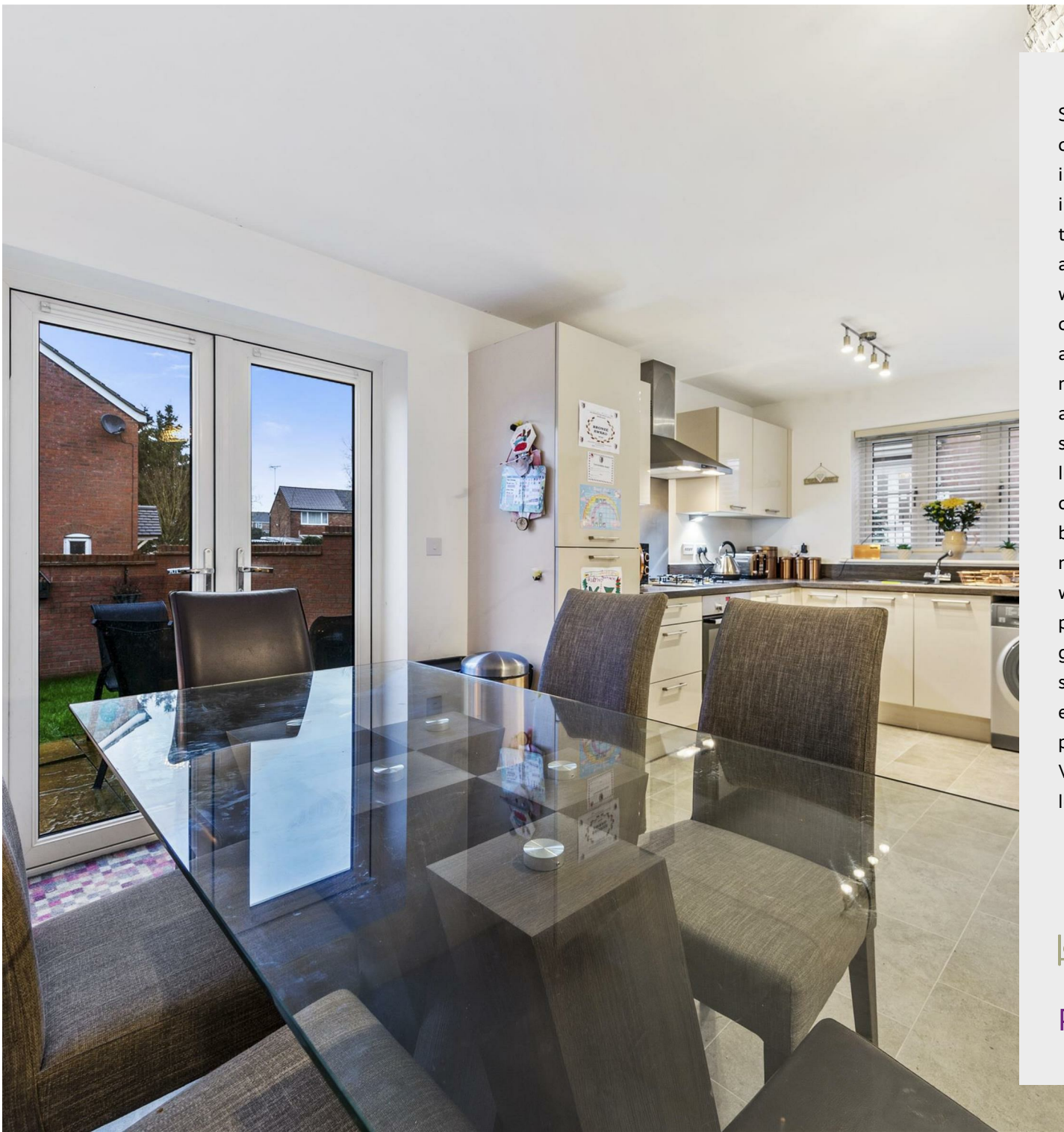




9 Junction Way
Thrapston, Northants NN14 4RS



Simpson & Partners



Set on the edge of the market town of Thrapston with countryside walks on your door step and a short walk into the town where you will find many amenities to include boutique shops, cafes and restaurants. This three bedroom detached home boasts off road parking and single garage. Enter the property into the hallway with stairs rising to the first floor landing and doors to: cloakroom, living room with bay window to the side and window to front, kitchen/dining room fitted with a range of wall and base units to include integrated appliances: fridge/freezer, oven, hob and extractor fan, space and plumbing for washing machine, patio doors lead out to the rear garden and patio, ideal for alfresco dining. To the first floor are three good sized bedrooms with the master affording en-suite shower room and further three piece family bathroom fitted with a modern suite. Externally to the front is driveway providing off road parking leading to a detached single garage. The front garden is of low maintenance with shrub planting and gated access leads through to the enclosed rear garden which is mainly laid to lawn with patio area set immediately to the rear of the property. Viewing is highly recommended to appreciate this lovely family home.

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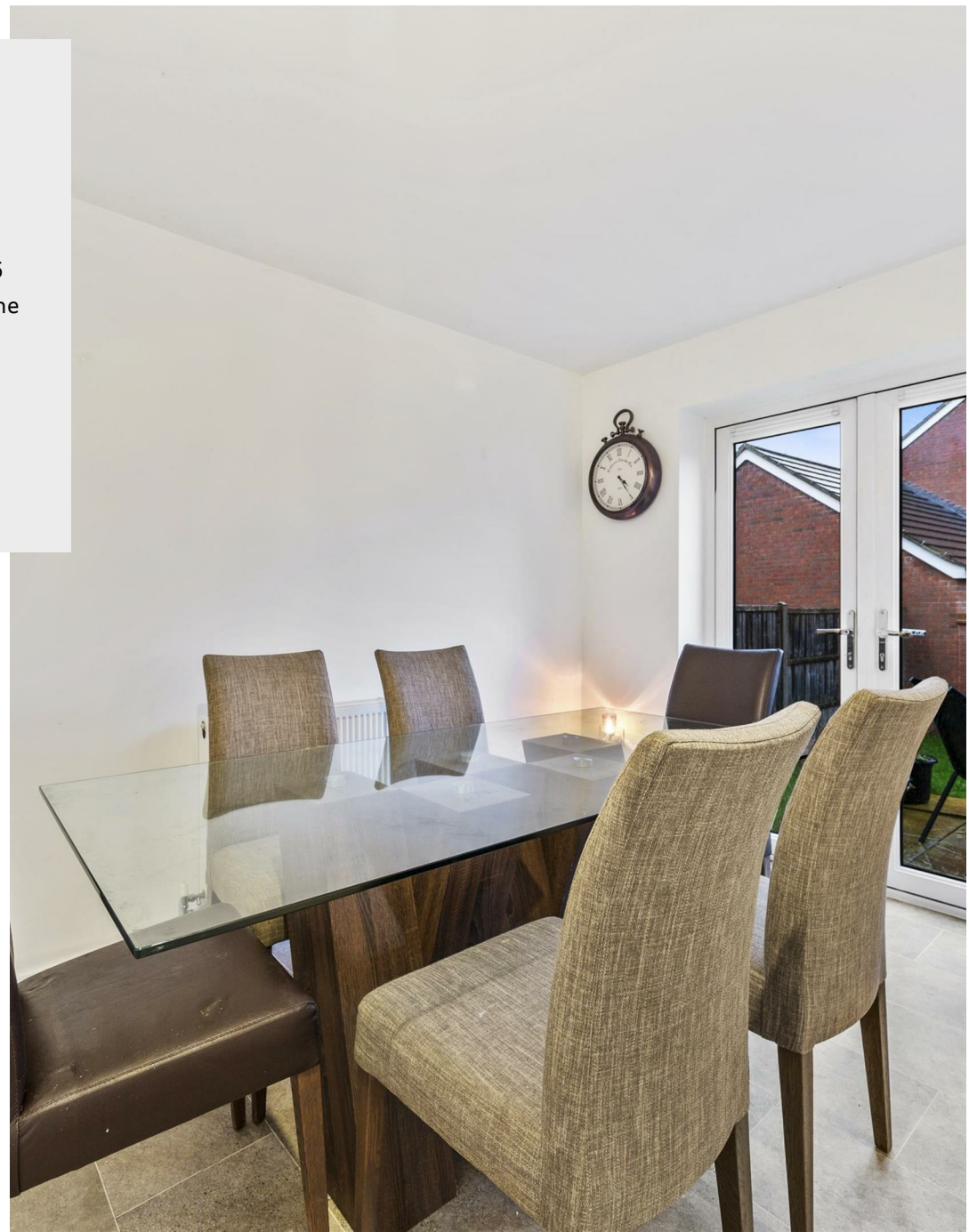
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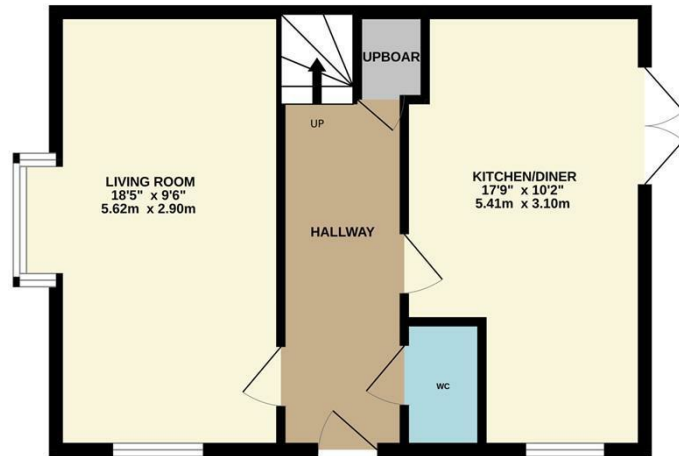
Price £300,000



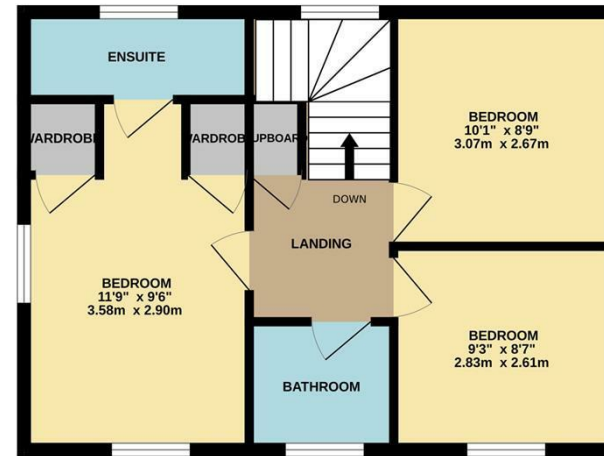
The market town of Thrapston offers many facilities to its residents including shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. The new Rushden Lakes development is just a short drive away and provides additional high-street shopping and a Waitrose 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, Huntington and Peterborough allow access to the capital within the hour.



GROUND FLOOR
467 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 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		93
(81-91) B	83	
(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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