



12 St. Andrews Lane
Titchmarsh, Northants NN14 3DN



Simpson & Partners



Prestigious period property with the original house dating back to the 1800's. This charming three bedroom detached home is sure to impress with further extensions being added over the years to provide a substantial home. Set on a good sized plot in the sought after village of Titchmarsh with lovely countryside walks on your door step and a short drive will take you into the market towns of Thrapston and Oundle. The current owners have lived in the property for over 30 years and the property has been extended to provide flexible living and many character features throughout. The south facing gardens are a particular feature of the property providing lawn and large entertaining space, ample off road parking and double detached garage. Enter the property onto the hallway with open storage area ideal for coats, etc, glass paned doors to: good sized living room flooded with light from three windows, feature fireplace, dining room set to the rear with stairs rising to the first floor and patio doors to the rear garden. Kitchen fitted with a range of wall and base units with space for white goods and oven, door leading into utility area fitted with storage units and space and plumbing for white goods, door to wc. To the first floor are three good sized bedrooms with the master affording built in storage and large four piece bathroom suite fitted with shower, bath, wash basin and wc. To the side is a gravel driveway offering ample off road parking leading to a detached double garage with hobby room, vegetable plot and timber shed. The rear garden boasts patio area and large lawn with mature planting and timber summer house. Viewing is highly recommended to appreciate the opportunities on offer.



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Price £499,995



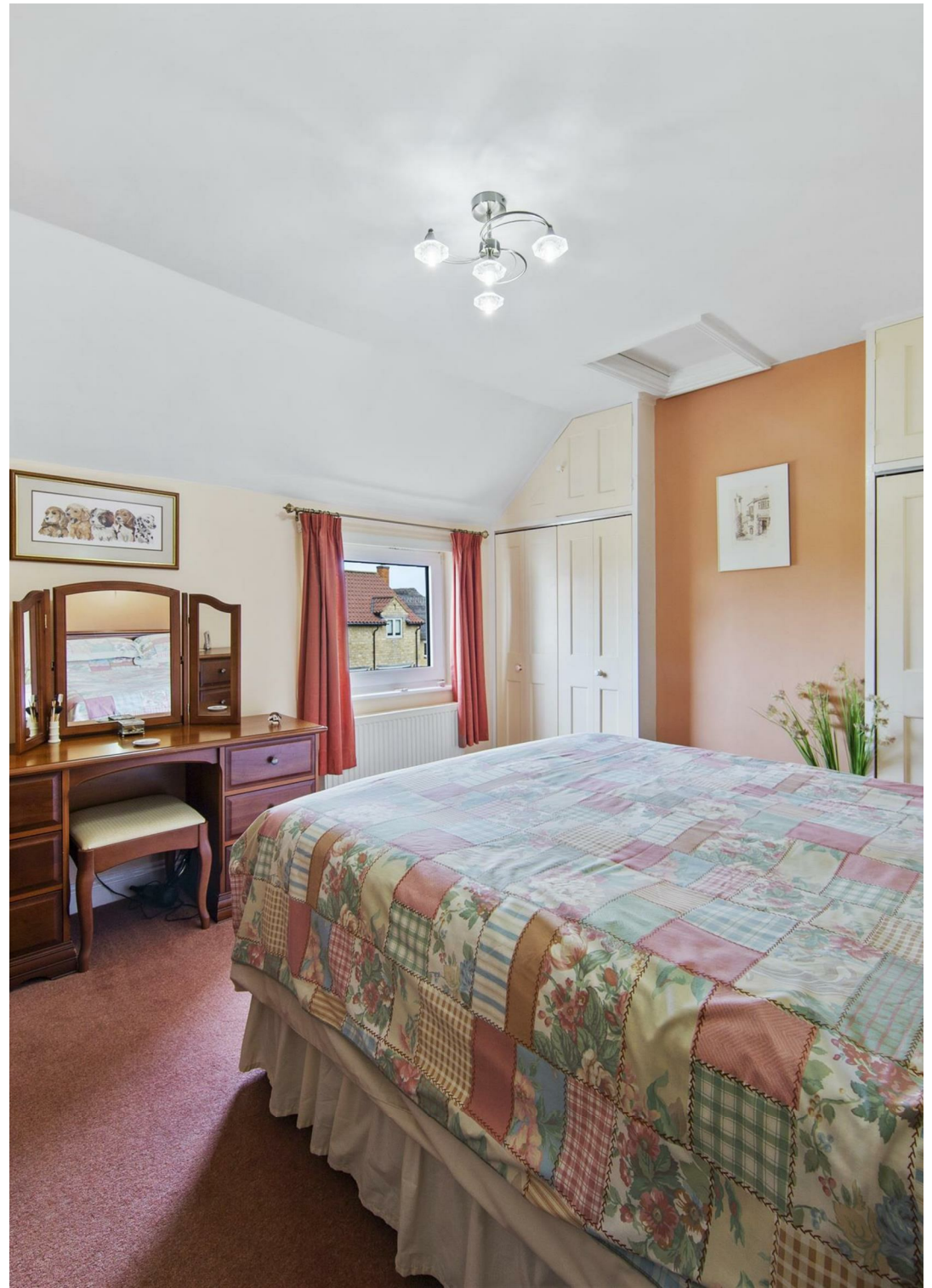
Titchmarsh is a small East Northamptonshire village set in rolling countryside with local amenities to include village shop, pub/restaurant, school and church.



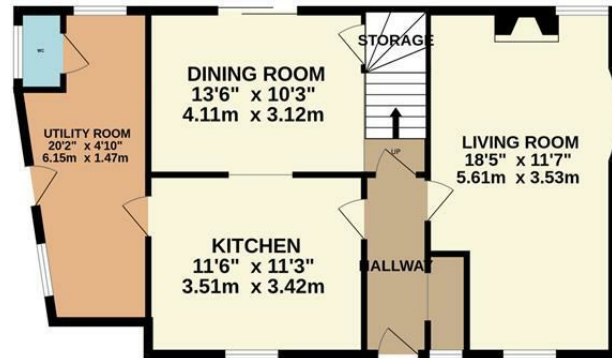
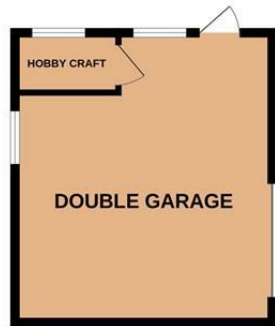


Close by are the market towns of Thrapston and Oundle offering many further facilities to include shops, cafes, dentist, doctors and leisure centre.

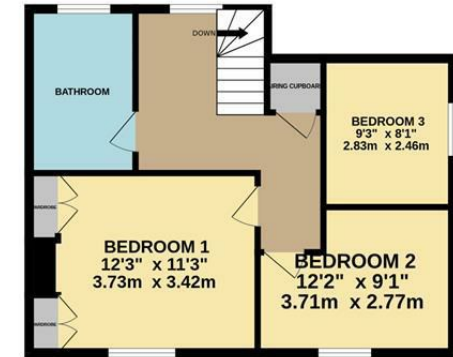
Good road network links to the A1/M1 and train stations are located in Huntingdon, Peterborough and Kettering.



GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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