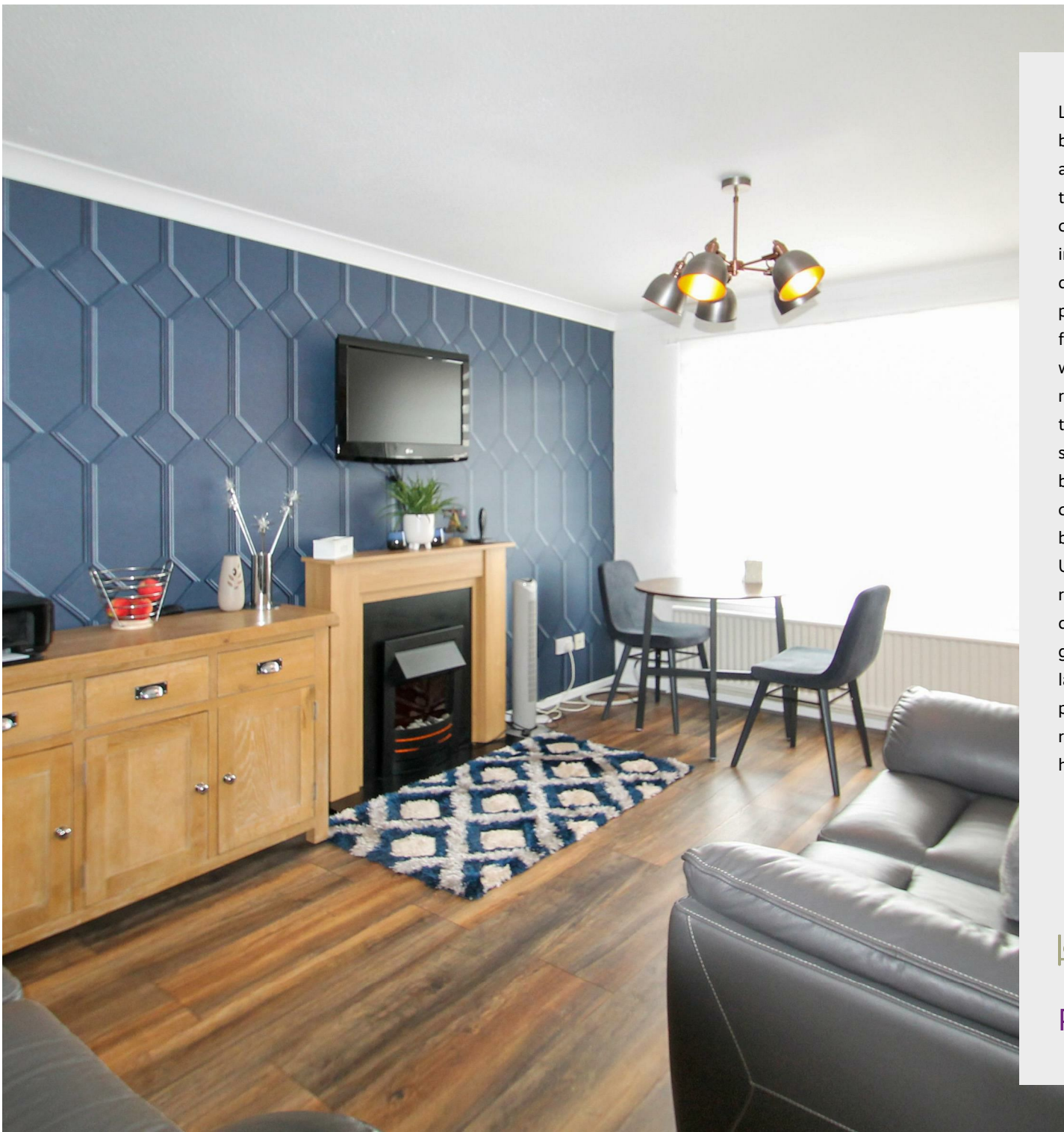




3 Mallard Close
Thrapston, Northants NN14 4TQ



Simpson & Partners



Location Location Location! This updated and well presented bungalow is situated in a quiet cul-de-sac with open field views at the bottom of the road. Offering great countryside walks to the river and nature reserve and just a short walk into the town centre where you will find many amenities. Further benefits include ample off road parking and single garage with electric door, conservatory to the rear and insulated loft space. The property has been redecorated throughout and boasts new flooring and internal doors. Enter the property into the hallway with storage cupboards and door to: good sized lounge/dining room set to the front with feature fireplace and opening through to modern contemporary kitchen fitted with ample storage and space for cooker, washing machine, wall mounted boiler. Rear lobby gives access to fully tiled shower room with corner shower, wash hand basin and low level wc and two bedrooms with access to conservatory through bedroom two. Upvc double glazed conservatory has views over the enclosed rear garden. Externally to the front is a large block paved driveway providing ample off road parking, access to a single garage with electric up and over door. The rear garden is mainly laid to lawn with patio area set immediately to the rear of the property, enclosed with timber fencing. Viewing is highly recommended to appreciate the location of this well presented home.



Price £240,000



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
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 537 sq.ft. (49.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors 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		91
(81-91) B		
(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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