



2 Pembroke Close
Thrapston, Northants NN14 4XJ



Simpson & Partners



Offered to the market with NO CHAIN! Situated on the sought after Lazy Acre development in the market town of Thrapston with countryside walks on your doorstep and a short walk into the town centre. Boasting off road parking and integral single garage and lovely enclosed rear garden. Further benefits include recently refitted boiler and conservatory with new roof. Enter the property into the hallway with stairs rising to the first floor and doors to: cloakroom, kitchen fitted with ample storage units and built in appliances to include built in oven with gas hob and extractor fitted over, space and plumbing for dishwasher, tiled flooring and archway leads to utility area with wall mounted boiler, space and plumbing for washing machine and tall fridge/freezer. Lounge dining room is a good size with patio doors leading through to the conservatory and archway to dining area. The conservatory boasts new roof and patio doors leading out to the enclosed garden. To the first floor are three good sized bedrooms with the master affording built in wardrobe and en-suite shower room fitted with a three piece suite, part tiled walls and tiled flooring and further family bathroom with shower over the bath. Bedroom three also boasts built in wardrobes. Externally to the front is a large driveway providing ample off road parking, leading to a single integral garage, front garden laid to lawn and gated access to the rear. The rear garden is enclosed with timber fencing and mature trees and shrubs, patio area and lawn, timber shed and well stocked borders. Viewing is highly recommended.

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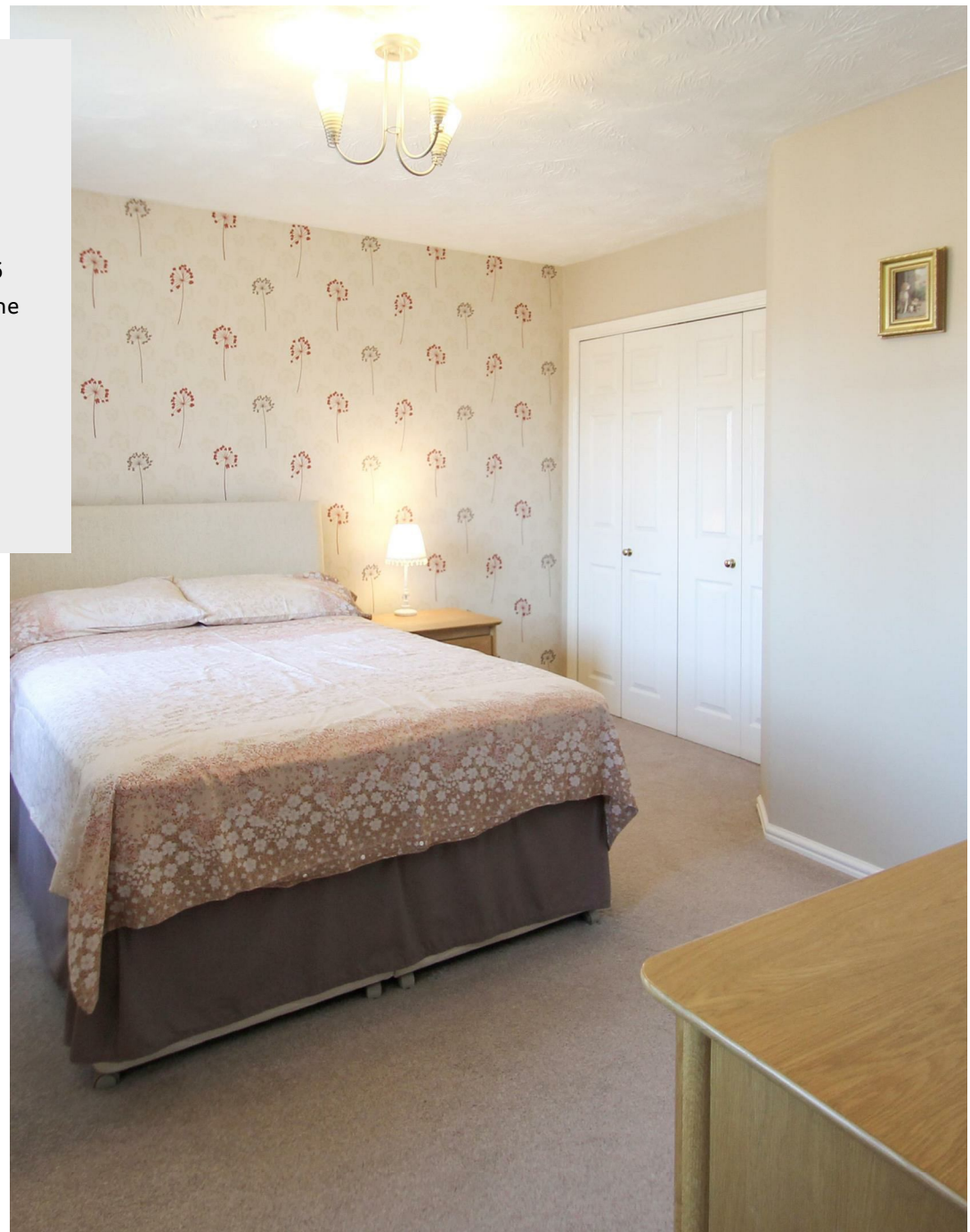
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Price £310,000



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
774 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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 for 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
England & Wales	EU Directive 2002/91/EC	



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