



10 Poreham Road

Thrapston, Northamptonshire NN14 4FP



**Simpson & Partners**



Location to impress! Situated in this quiet cul-de-sac, in the highly sought after Water's Edge development. This fabulous four bedroom, three storey, semi-detached town house boasts off road parking and garage. Located within easy reach of a variety of local shops and cafes, the house also benefits from having country walks, the lakes, nature reserve and the meandering River Nene on the doorstep. This well presented house is offered for sale in excellent decorative order and boasts cloakroom/wc, stunning re-fitted kitchen with built in appliances; light and airy lounge/dining room with glazed French doors opening to the garden. To the first floor are three bedrooms with family bathroom and to the second floor is the master bedroom with en-suite shower room. The flexible family living accommodation provides enough space to work from home. Further benefits include gas fired radiator central heating throughout. Externally, the property enjoys off road parking for two vehicles, a single garage with a personnel door providing access from the rear garden. A fully enclosed, well-tended rear garden with a high degree of privacy. Viewing is highly recommended to appreciate the location of this well presented home.

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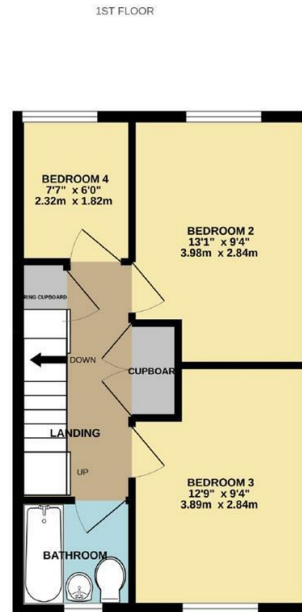
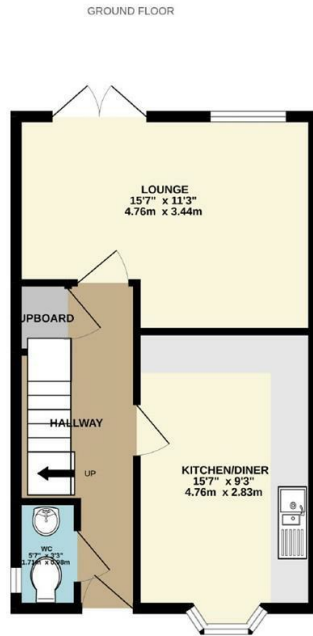
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Price £310,000



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.





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### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>89</b> |
| (81-91) <b>B</b>                            | <b>77</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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