



29 Foundry Walk
Thrapston, Northants NN14 4LS



Simpson & Partners



South facing private garden and single garage. This well presented three bedroom detached home is situated within walking distance to all amenities available in the town and countryside walks on your doorstep. Boasting off road parking with single garage and lovely enclosed, landscaped rear garden. Enter the property into the hallway with stairs rising to the first floor and doors to : dual aspect living room having bay window to side and patio doors to the rear garden. Kitchen/dining room boasts ample storage with breakfast bar area, patio doors to rear garden, built in oven, hob and extractor fan, space and plumbing for dishwasher, door to utility room with space and plumbing for washing machine, door to downstairs cloakroom. To the first floor are three bedrooms with the master affording built in wardrobe and en-suite shower room. Family bathroom is fitted with a three piece suite comprising of bath with shower over, low level wc and pedestal wash hand basin. Externally to the front is a driveway providing off road parking leading to a detached single garage, garden to the side and private south facing rear garden with patio area and steps leading up to lawn with decking area to the far corner and covered BBQ area ideal for alfresco dining. All enclosed with timber fencing and brick wall and planted with shrubs and flowers. Viewing is highly recommended to appreciate the location of this well presented family home.

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🚿 2

🚗 1

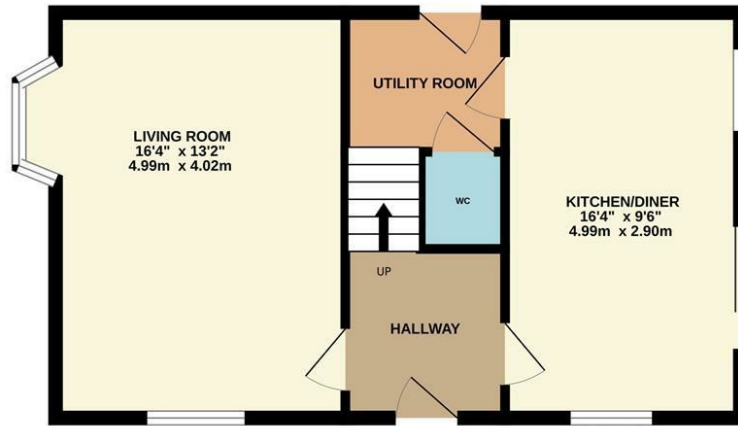
Price £300,000



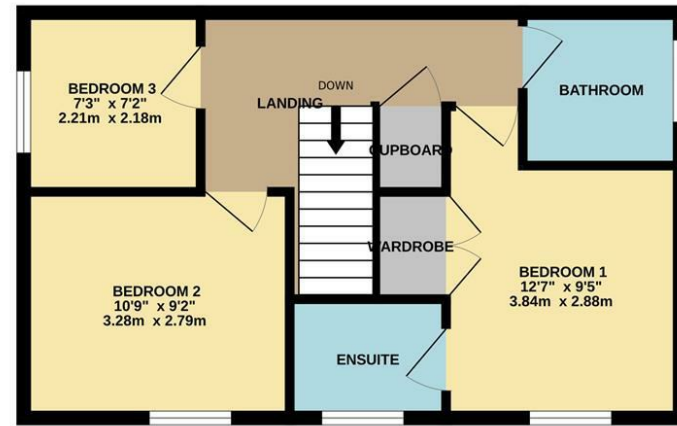
The market town of Thrapston offers many facilities to its residents including shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. The new Rushden Lakes development is just a short drive away and provides additional high-street shopping and a Waitrose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



GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	86
	EU Directive 2002/91/EC	



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