



14 Monson Way
Oundle, Peterborough PE8 4QG



Simpson & Partners



Plot size to impress. This well presented detached home is situated in a quiet cul-de-sac in the heart of the Historical town of Oundle within a short walk to local restaurants and amenities. Boasting double detached garage and enclosed rear garden. Further benefits include two receptions and en-suite to master. Enter the property into the hallway with stairs rising to the first floor, door to cloakroom, opening through to sitting room set to the front of the property with box bay window, living/dining room offering dual aspect with box bay window to the side and patio doors to the rear, flooding the room with natural light. The kitchen is set to the rear and fitted with ample storage units, built in oven, hob and extractor fan, space and plumbing for white goods, wall mounted boiler. To the first floor are three bedrooms with the master affording built in storage and en-suite shower room and further fully tiled family bathroom. Externally to the front is a lawn front garden with pathway to front entrance and outside store. To the side is a block paved driveway providing off road parking and leading to a double detached garage. The rear garden has patio area set immediately to the rear of the property, lawn area and mature shrub planting, all enclosed with timber fencing. Viewing is highly recommended to appreciate the location of this lovely home.

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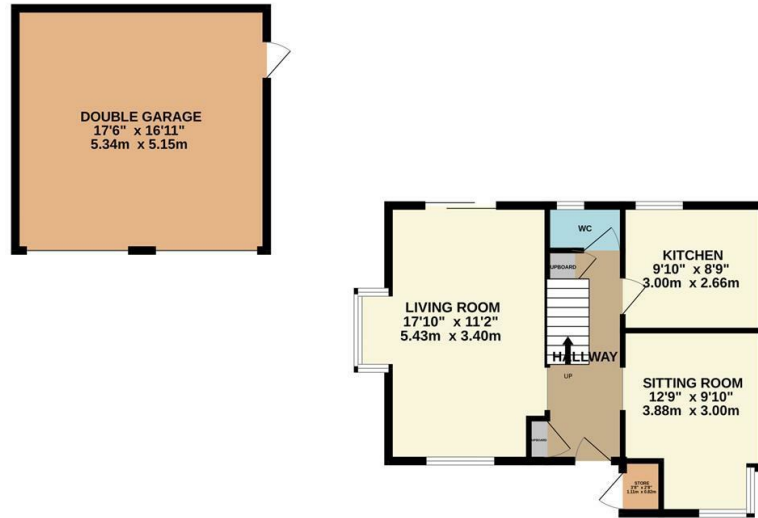
Price £385,000



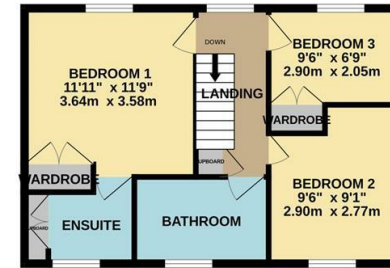
Oundle is a small ancient market town nestling in rural Northamptonshire which is a particular intrigue of those fond of British history. Modern day Oundle is full of interesting alleyways and ancient buildings to list at the long story of its past. Another attraction to Oundle is the many countryside walks and the meandering river Nene. Close to key railway stations that give access to the capital in under an hour, the major road network links on also close providing access to A1/M1/M6.



GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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		84
(69-80) C	72	
(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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