



32 Market Road
Thrapston, Northants NN14 4JU



Simpson & Partners



A wealth of charm and character throughout. Offered to the market with no onward chain is this lovely three bedroom detached Victorian home situated in the heart of the market town of Thrapston with local amenities on your door step and a short walk to open countryside and the river Nene. Further benefits include gas central heating, private garden and off road parking. This beautiful period home offers two reception rooms to the front with bay windows and stunning feature fireplaces, garden room opening to the garden. Open plan kitchen/dining room set to the rear with brick fireplace, fitted with ample storage units, integrated oven, hob and extractor fan, stripped floorboards and opening through to large utility room which has built on storage and sink with plumbing for washing machine, French doors lead out to the rear garden and downstairs wc. Spacious hallway with Victorian style tiled flooring and stairs rising to the first floor, doors lead to three good sized bedrooms and large period bathroom with feature fireplace and roll top bath ,separate shower, wash hand basin and wc. Externally to the rear is a double gates leading to driveway providing off road parking and private low maintenance rear garden, with gravel area, pathway, patio and mature tree. Viewing is highly recommended to appreciate the location and interior of this lovely period home.

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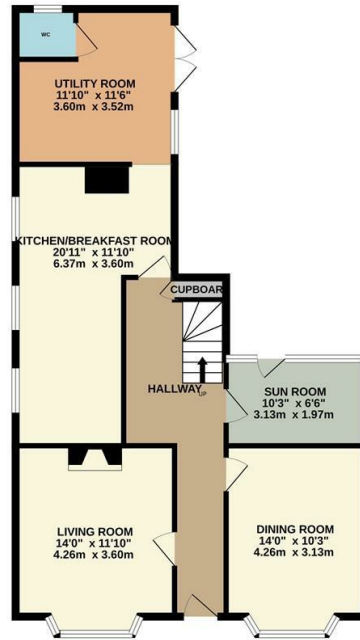
Price £335,000



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
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1420 sq.ft. (131.9 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. Made with Metropac ©2024.



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	54	77
	EU Directive 2002/91/EC	



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