



18 Furnace Drive  
Thrapston, Northants NN14 4RP



**Simpson & Partners**





Offered to the market with NO CHAIN. This three bedroom home is situated in the heart of the market town of Thrapston within walking distance to all local amenities and countryside walks on your doorstep. Further benefits include off road parking, integral single garage and private rear garden. Enter the property into the hallway with stairs rising to the first floor, doors to: downstairs wc, kitchen fitted with ample storage and built in double oven with gas hob, space and plumbing for white goods. To the rear is a good sized lounge/dining room with patio doors leading out to the rear garden. To the first floor are three bedrooms with family bathroom fitted with a three piece suite comprising bath with shower over, wash hand basin and low level wc. Externally to the front is a driveway providing off road parking leading to an integral single garage., gravel front garden and steps to front door. The rear garden is enclosed with timber fencing, patio area, lawn and gravel border with timber shed. Viewing is highly recommended to appreciate the location of this lovely home.

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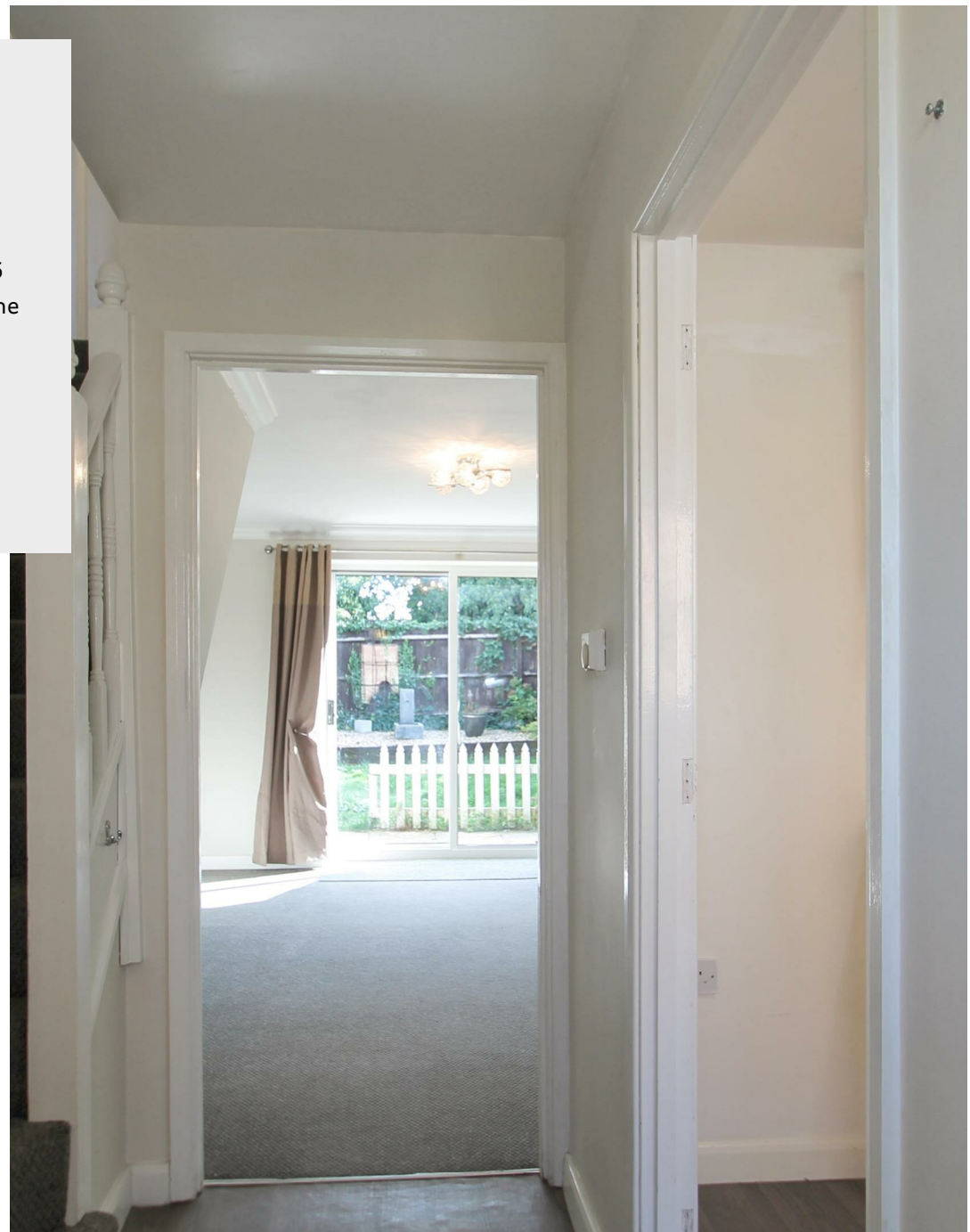
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Price £245,000



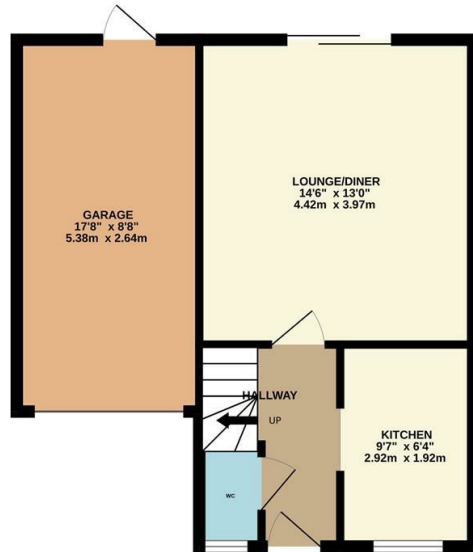


The market town of Thrapston offers many facilities to its residents including shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. The new Rushden Lakes development is just a short drive away and provides additional high-street shopping and a Waitrose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

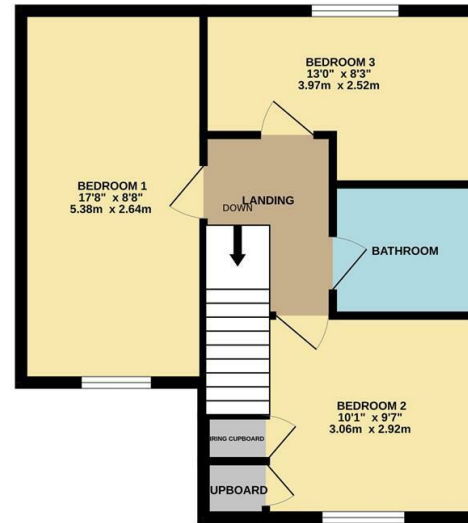




GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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) <b>A</b>		
(81-91) <b>B</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>	73	86
	EU Directive 2002/91/EC	



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