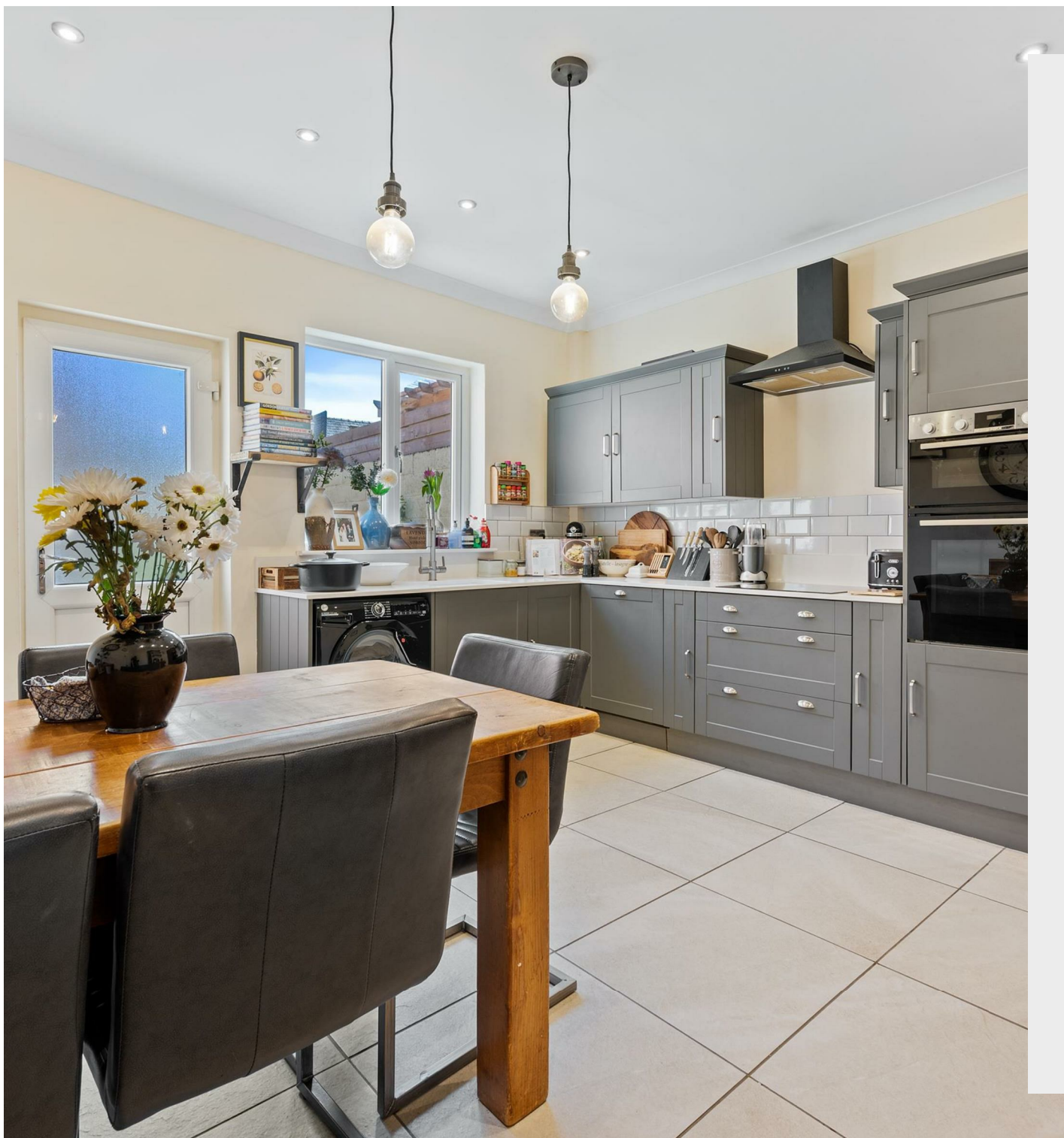




9 Midland Road
Thrapston, Northants NN14 4JS



Simpson & Partners



Charming mid terrace home situated close to town centre amenities and countryside walks on your door step. This mid terrace home has been updated throughout boasting many character features throughout to include high ceilings and panelling to walls. Further benefits include converted loft space to provide further living accommodation and lovely private rear garden. Enter the property into the hallway with doors leading to: living room with bay window to the front and fireplace with log burner, kitchen breakfast room fitted with ample storage and quartz work surfaces, built in oven, hob and extractor fan, space and plumbing for washing machine and dishwasher, integrated fridge/freezer, window overlooking the rear garden, doors to stairs and rear garden. To the first floor are three good sized bedrooms with the second bedroom having built in wardrobes, family bathroom fitted with a three piece suite comprising double tiled shower cubicle, wash hand basin and wc. The third bedroom has stairs rising to the attic room with power and light connected and velux window, making this an ideal office space/teenage den. Externally to the front is an enclosed courtyard garden with access to the front entrance. The rear garden offers a private aspect with shared pedestrian access, has been landscaped to provide patio areas and steps leading up to lawn area, slate and shrub borders and timber shed. Viewing is highly recommended to appreciate the interior of this lovely period home. Council Tax Band B.

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Price £250,000

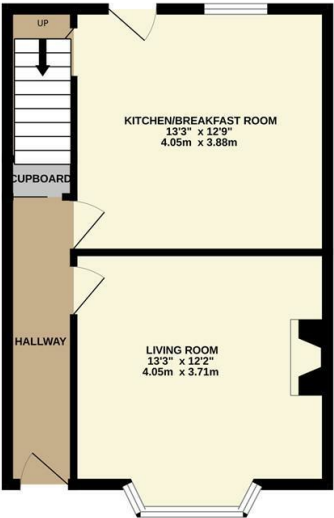


The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks. The new Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema and restaurants.

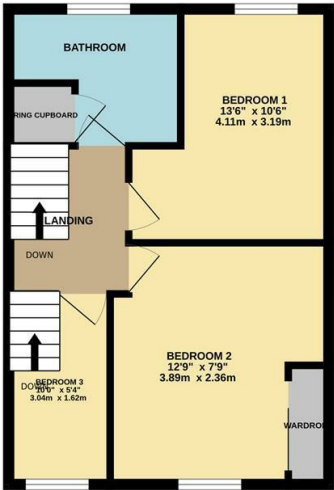
Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6. The train stations are located in Kettering and Huntingdon giving access to the capital within the hour.



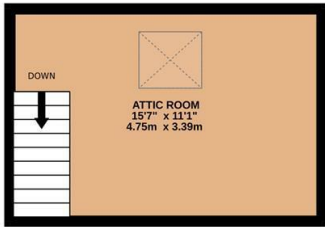
GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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	EU Directive 2002/91/EC	



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