



46 Orchard Way  
Thrapston, Northants NN14 4RE



**Simpson & Partners**





Offered to the market with NO CHAIN. This rarely available three bedroom detached home is situated in the heart of the market town of Thrapston within walking distance to all amenities in the town and countryside walks on your doorstep. Further benefits include garage, off road parking, conservatory and en-suite to master. Enter the property into the hallway with stairs rising to the first floor and doors to: cloakroom/wc, living room with large bay window to the front flooding the room with natural light. Kitchen/dining room is fitted with ample storage and built in oven, hob and extractor fan, space for fridge/freezer, space for table and chairs and patio doors leading out to a conservatory. Useful utility room with space and plumbing for washing machine, wall mounted boiler and door to garden. The good sized conservatory is double glazed with patio doors giving access to the rear garden. To the first floor are three good sized bedrooms with built in storage to master and bedroom two, en-suite facilities and modern family bathroom. Externally the front garden is of low maintenance with shrub planting and pathway to front entrance porch, to the side is a tarmac driveway providing off road parking leading to a garage with up and over door, power and light connected. The rear garden is enclosed with timber fencing, mainly laid to lawn with patio area set immediately to the rear of the house and shrub borders and gated access to the front. Viewing is highly recommended to appreciate the location of this lovely family home. EPC Rating D. Council Tax Band D.

 3  2  1

Price £335,000







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. Leisure centre providing gym, and swimming pool. The new Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema and restaurants.

Thrapston is also 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.



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