



2 Elm Court  
Thrapston, Northants NN14 4LG



**Simpson & Partners**





Tucked away with stunning interior and double garage. This beautiful detached home is situated in the heart of the market town of Thrapston with lovely country and riverside walks on your doorstep and a short walk into the town where you will find all amenities available. Further benefits include ample off road parking, double garage, good sized private rear garden, two reception rooms and study. The current vendors have re-configured the upstairs to convert the fourth bedroom into a dressing room to the master bedroom. Enter the property into the hallway with doors to: downstairs wc, study with built in storage to one wall, giving the option of working from home, stairs rising to the first floor and double doors to dining room/playroom which then opens through to useful conservatory set to the rear of the property which has a new insulated roof and is currently used as a dining room by the current owners, overlooking the rear garden. The kitchen is fitted with ample storage units, built in oven, hob and and extractor fan, space and plumbing for white goods. The living room offers dual aspect having patio doors to the rear garden and stunning media wall. To the first floor are three double bedrooms with the master boasting panelled feature wall, opening to dressing area with built in storage and door to refitted en-suite with double tiled shower cubicle, vanity wash hand basin with storage and wc. Family bathroom serving the remaining bedrooms fitted with a three piece suite. Externally to the front is driveway providing off road parking and double garage with two up and over doors, power and light connected. The rear garden offers a private aspect being mainly laid to lawn with patio area and shrub border, enclosed with timber fencing. Viewing is highly recommended to appreciate this stunning family home. EPC Rating C. Council Tax Band D.

 3

 2

 3

Price £425,000







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.



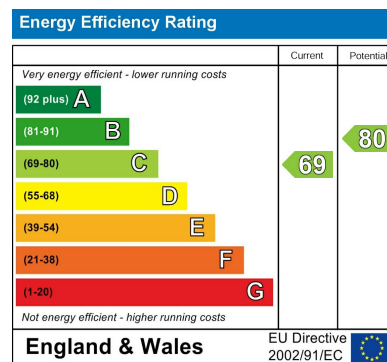
Simpson & Partners



TOTAL FLOOR AREA: 1629 sq.ft. (151.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.

Made with Metaplan ©2020





When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Partners**

Making Every  
Journey Personal



01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ