



18 Islington

Titchmarsh, Northants NN14 3DG



Simpson & Partners



Offering potential for an annex. This well presented detached bungalow was built in the early 1960's situated in the sought after village of Titchmarsh with open views to the front and fields to the rear. A short walk into the village where you will find many amenities to include primary school, pub and community run village shop. The property sits on a generous plot with two sets of gates giving access to plenty of parking and having views over the village Church. Much improved and updated in recent times to offer flexible living accommodation and separate timber building in the garden which would make an ideal annex currently used as studio/office space with storage. Enter the property into the hallway with doors leading to: living room with picture window to the front having views over the Church and feature open fireplace, separate dining room/sitting room with patio doors to the rear garden. Kitchen/breakfast room fitted with ample storage, space for range cooker and door leading through to utility room fitted with storage, sink, space and plumbing for white goods and door to cloakroom//wc. Three generous bedrooms with built in storage to bedroom two, modern bathroom fitted with a four piece suite comprising of bath, separate shower, wall hung vanity unit/wash basin and low level wc. Externally to the front is a dwarf brick wall enclosed front garden with two sets of gates and block paved driveway. The rear garden is a particular feature with large lawn area, leading to timber workshop/annex/studio and separate storage, planted with mature trees and shrubs, patio area set immediately to the rear of the property. Viewing is highly recommended to appreciate the location and potential of this lovely village home. Council Tax Band D. EPC Rating D.



3



1



2

Price £550,000



Titchmarsh is a small East Northamptonshire village set in rolling countryside with local amenities to include village shop, pub/restaurant, school and church. Close by are the market towns of Thrapston and Oundle offering many further facilities to include shops, cafes, dentist, doctors and leisure centre.

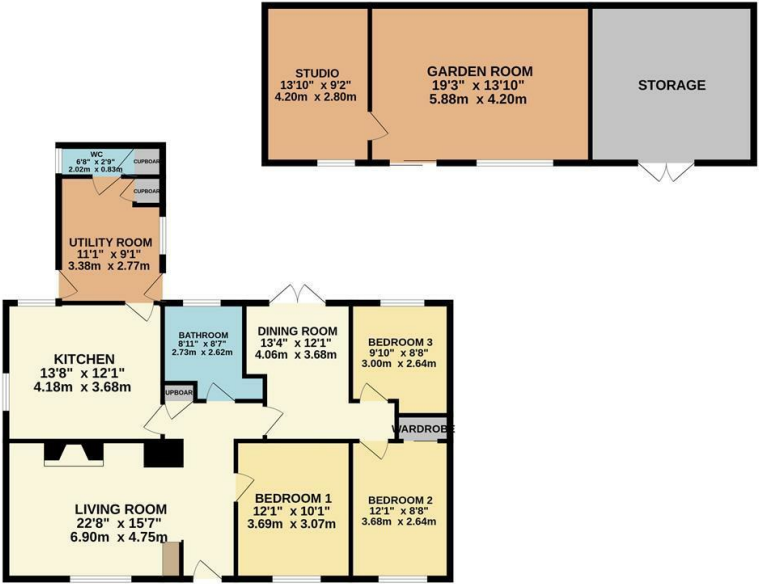




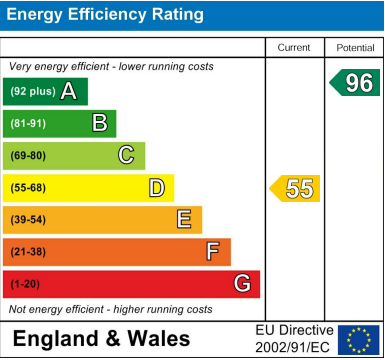
Good road network links to the A1/M1 and train stations are located in Huntingdon, Peterborough and Kettering.



GROUND FLOOR
1638 sq.ft. (152.2 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plots, 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 purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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01832 731222

thrapston@simpsonandpartners.co.uk

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

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