



17 Barnwell Close

Thrapston, Northamptonshire NN14 4UY



Simpson & Partners



Boasting garage and parking. This well presented three bedroom detached home is situated on the sought after 'Lazy Acre' development with countryside walks on your doorstep and a short walk into the town centre where you will find many amenities. Boasting conservatory to the rear and en-suite shower room. Enter the property into the porch with doors to cloakroom and sitting room. Sitting room has stairs rising to the first floor and feature fire, archway opening through to dining room which in turn gives access to the kitchen and conservatory. The kitchen is fitted with a modern range of cupboards with built in oven, hob and extractor fan over, integrated fridge/freezer, dishwasher and washing machine. Lovely conservatory to the rear overlooking the garden. To the first floor are two double bedrooms with built storage, single bedroom and modern bathroom fitted with a three piece suite to include bath with shower over and built in vanity storage with wash basin and wc. Externally to the front is a driveway providing off road parking leading to a single garage with power connected and door to rear garden, low maintenance garden laid to gravel with mature tree and hedge, gated access to the rear. The rear garden has been landscaped to provide large patio area set immediately to the rear of the house, step down to a circular patio with inset astro turf lawn, pebble borders and mature tree, all enclosed with timber fencing. Viewing is highly recommended to appreciate the location of this lovely home. Council Tax Band C. EPC Rating C.

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Price £310,000



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.

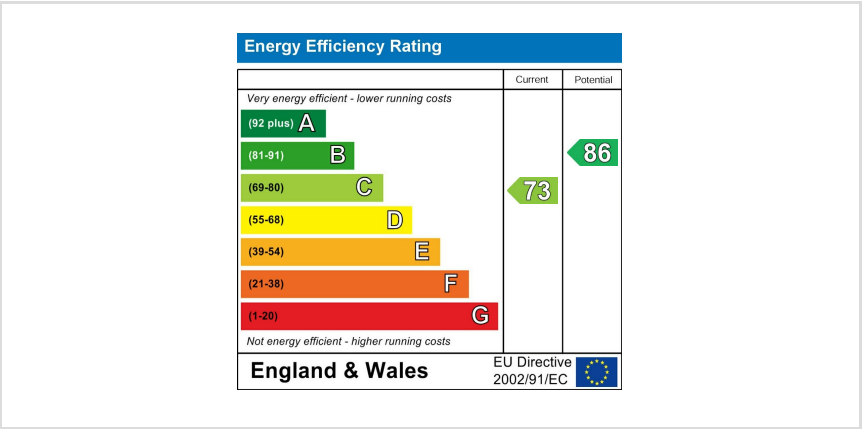
Thrapston is also conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6. The train stations are located in Kettering and Huntingdon giving access to the capital within the hour.





TOTAL FLOOR AREA : 1025 sq.ft. (95.3 sq.m.) approx.

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