



38 Chancery Lane
Thrapston, Northants NN14 4JL



Simpson & Partners



Extended semi detached home with annex potential and double garage, situated on a large corner plot in a sought after area of Thrapston. Close to all amenities in the town and countryside walks on your door step. This bay fronted home offers flexible and spacious accommodation across two floors having a side extension to provide reception room/bedroom with patio doors to the rear garden and shower room giving the option for use as an annex. Further benefits include garden room and open plan living/dining area. Enter the property into the hallway with stairs rising to the first floor and doors to: bay fronted living room with feature fireplace opening through to dining area and study area giving the option of working from home, sliding patio doors open through to garden room with door and windows to the rear overlooking the garden. The good sized kitchen is fitted with a range of wall and base units with breakfast bar area, eye level oven and gas hob. To the side is an extension providing bedroom with patio doors to the garden and shower room fitted with vanity storage housing wash hand basin, toilet, bidet and enclosed shower cubicle. To the first floor are three good sized bedrooms with the master having built in storage and bay window to the front, bedroom two having built in storage and family bathroom fitted with a three piece suite. Externally to the front is a gravelled front garden with pathway to front entrance, gated access leads through to a good sized rear garden laid to lawn with patio area and mature shrub borders. To the side is a driveway providing off road parking leading to a double detached garage. Viewing is highly recommended to appreciate the potential on offer. Council Tax Band C.



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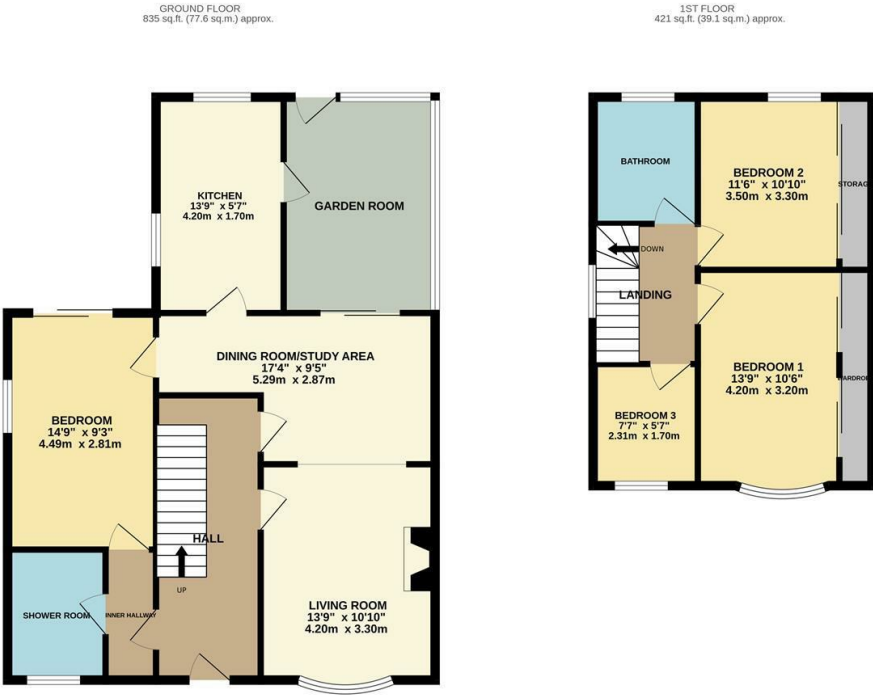
Price £325,000



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.

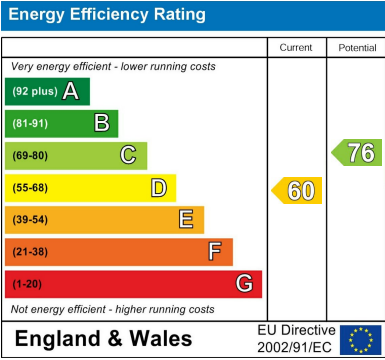




TOTAL FLOOR AREA: 1257 sq.ft. (116.8 sq.m.) approx.

While 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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