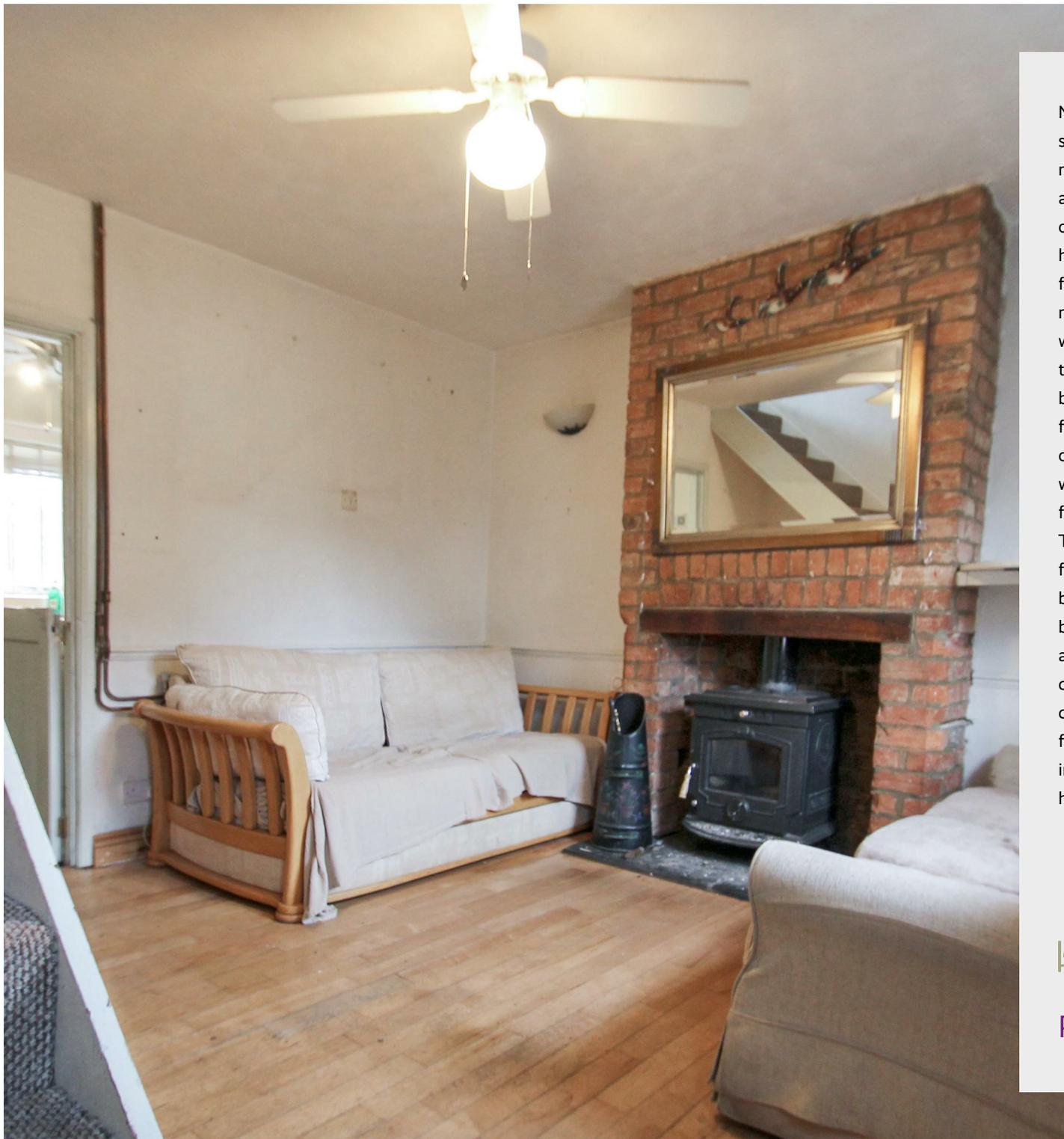




70 Midland Road
Thrapston, Northants NN14 4JR



Simpson & Partners



NO CHAIN! This three bedroom semi detached home is ideally situated for countryside walks , situated on the edge of the market town of Thrapston, just a short walk into the centre for all amenities. The property sits on a generous plot offering the opportunity to renovate throughout to make a lovely family home boasting many original features throughout to include fireplaces and parquet flooring This house has never been marketed before as the family have lived in the property since it was built approximately 50 years ago. Enter the property into the living room with original brick fireplace housing wood burner providing hot water and heating, stairs rising to the first floor and doors to: kitchen/breakfast room set to the rear with oil fired Aga, ample storage units, space and plumbing for washing machine and windows to rear. Dining room with brick fireplace with inset fire and shelving, original parquet flooring. To the first floor are three bedrooms with feature cast iron fireplace to bedroom one and two and built in storage to bedroom three with stairs rising to the loft via louvre door, bathroom fitted with a corner bath and wash hand basin, wc and bidet. The loft space has window to rear and could be converted into further living space (subject to planning consent). The garden wraps around the property and has open field views to the side and rear, various outbuildings are included with the sale and patio area set to the rear. Viewing is highly recommended to appreciate the potential on offer.

 3

 1

 2

Price £295,000

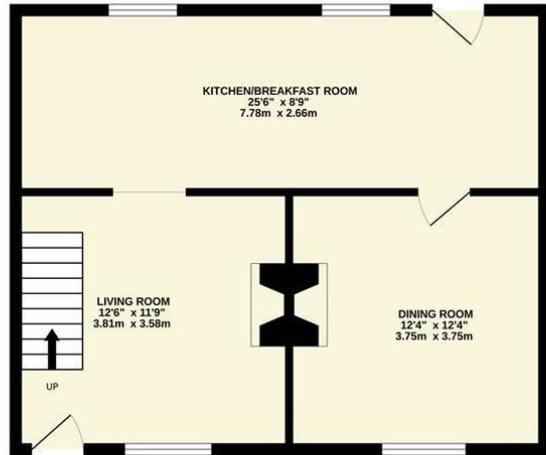


The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks. Leisure centre providing gym, and swimming pool. The new Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema and restaurants.

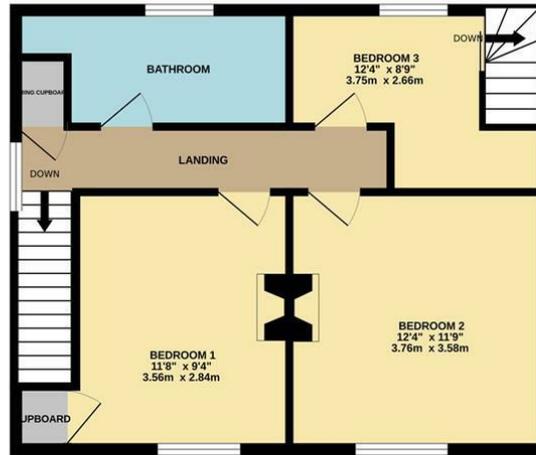
Thrapston is also conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6. The train stations are located in Kettering and Huntingdon giving access to the capital within the hour.



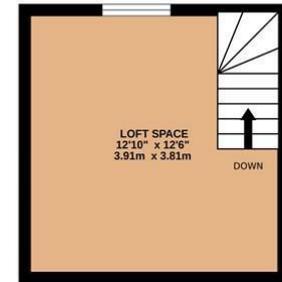
GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



2ND FLOOR
160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 sq.m.) approx.

Whilst 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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