

31 Sackville Street  
Thrapston  
Northamptonshire  
NN14 4NZ

£400,000

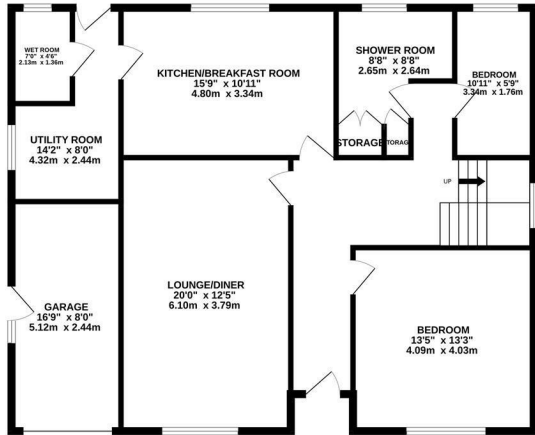


OSCAR JAMES

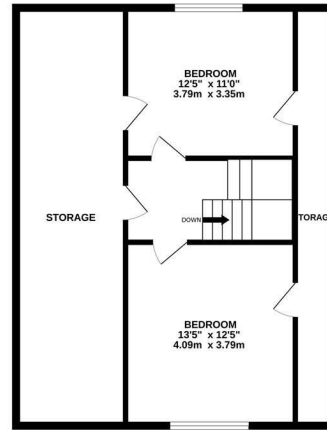
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
1171 sq.ft. (108.8 sq.m.) approx.



1ST FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 1878 sq.ft. (174.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metropix v2024



## AT A GLANCE...



Spacious lounge/diner



Modern kitchen/diner



Four bedrooms



Wet room and separate shower room



Large rear garden



Single garage and off road parking



## WHAT'S GREAT?

Situated in the popular town of Thrapston, this FOUR bedroom chalet bungalow offers versatile living throughout and is presented in immaculate condition. Internal viewing is essential!

With a two bedrooms downstairs, one being the master and a further two double bedrooms upstairs this home offers a flexible layout to suit its new owner.

In brief the accommodation consists of an entrance hall, a large, bright and airy lounge/diner to the front with a feature fireplace, a generous kitchen/breakfast room which has been refitted to a very high standard with a range of base and eye level units, integrated appliances and granite countertops. The kitchen offers plenty of space for a table and it overlooks the rear garden. Also on the ground floor is a useful utility which benefits from additional storage units and a further sink, a wet room and an additional principle shower room which has been modernised.

To the first floor there are two double bedrooms, there is access from these to the storage in the eaves which is a good size and handy for storage.

Outside the garden enjoys a high degree of privacy, the garden is enclosed has both a patio and a large lawn, a large summer house, established trees and shrubs and gated access leads to the driveway and single garage.

Just a stones throw away from the towns High Street, the location is ideal! It is close to all local amenities including shops, restaurants, eateries, schools, walking paths and is just minutes away from the A14, all great extra benefits that this home has to offer!

Call sole selling agents Oscar James Burton Latimer to make your arrangements to view.

...expect excellence



# SELLER'S SECRET

We have loved living here. We love being able to spend our evenings in the kitchen overlooking the garden and enjoying all the wildlife. Being so close to shops is also something we'll greatly miss!



*Why we like it....*

With such a versatile floor plan this properties will lend itself to a multitude of buyers. Call Oscar James today to avoid missing out!

## OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB  
01536 722 222  
[www.oscar-james.com](http://www.oscar-james.com)

*To buy or not to buy....*

---

---

---

---

---