



Thrapston Road, Spaldwick, PE28 0TA  
Offers in the region of £975,000

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LATCHAM —————  
————— DOWLING

ESTATE AGENTS

**\*\*\* SUBSTANTIAL PERIOD HOME OFFERING OVER 3600SQFT OF ACCOMMODATION AND OCCUPYING A PLOT OF OVER HALF AN ACRE WITHIN THIS DELIGHTFUL NON ESTATE VILLAGE LOCATION\*\*\***

Latcham Dowling Estate Agents are pleased to bring to the market this extremely attractive and deceptively spacious, detached family home offering a staggering seven double bedrooms, five reception rooms and three bathrooms across the three storey accommodation and combined with a wealth of period features, such as exposed floorboards, fireplaces and a bespoke farmhouse style open plan kitchen/ breakfast room.

The proportions across all three floors are truly impressive, but in particular the 21'2 x 19'11 triple aspect sitting room with inglenook fireplace and wood burner, the 22'8 dining room and the huge 21'10 x 15'2 master bedroom with separate dressing room and en suite bathroom.

With a total plot of over half an acre of established and secluded gardens, along with an electrically gated driveway providing parking for numerous vehicles, this really is an absolute 'gem' just waiting to be discovered!!

Viewing is essential to fully appreciate the sheer scale of the accommodation on offer and the delightful non estate position within the heart of the village.

**Entrance Via**

**Entrance Hall**

23'2 x 7'5 max (7.06m x 2.26m max)

**Cloakroom**

7'2 x 2'6 (2.18m x 0.76m)

**Kitchen/ Breakfast Room**

**Kitchen Area**

18'7 x 12'2 (5.66m x 3.71m)

**Breakfast Area**

11'1 x 10'6 (3.38m x 3.20m)

**Utility Room**

7'10 x 4'8 (2.39m x 1.42m)

**Sitting Room**

21'11 x 19'1 (6.68m x 5.82m)

**Dining Room**

22'8 x 10'6 (6.91m x 3.20m)





**Family Room**  
12'0 x 11'1 max into chimney recess (3.66m x 3.38m max into chimney recess)

**Study/ Office**  
12'1 x 7'1 max into chimney recess (3.68m x 2.16m max into chimney recess)

**First Floor Landing**  
15'2 x 11'1 plus 11'5 x 2'6 (4.62m x 3.38m plus 3.48m x 0.76m)

**Master Suite**

**Dressing Room**  
11'0 x 7'4 (3.35m x 2.24m)

**En Suite Bathroom**  
7'9 x 7'8 (2.36m x 2.34m)

**Master Bedroom**  
21'10 x 15'2 (6.65m x 4.62m)

**Bedroom**  
12'1 x 11'0 max into chimney recess (3.68m x 3.35m max into chimney recess)

**Bedroom**  
12'2 x 11'1 max into chimney recess (3.71m x 3.38m max into chimney recess)

**Bedroom**  
12'1 x 11'1 max into chimney recess (3.68m x 3.38m max into chimney recess)

**Bedroom**  
11'2 max x 10'8 (3.40m max x 3.25m)

**Bathroom**  
11'1 x 10'7 (3.38m x 3.23m)

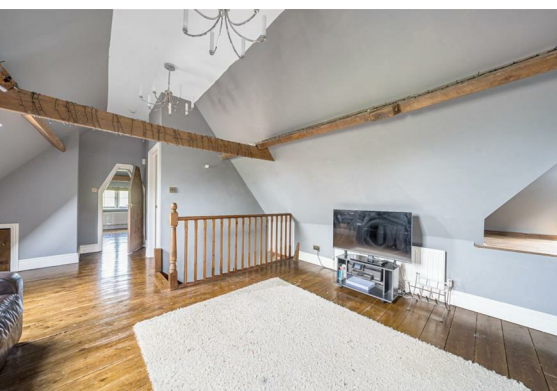
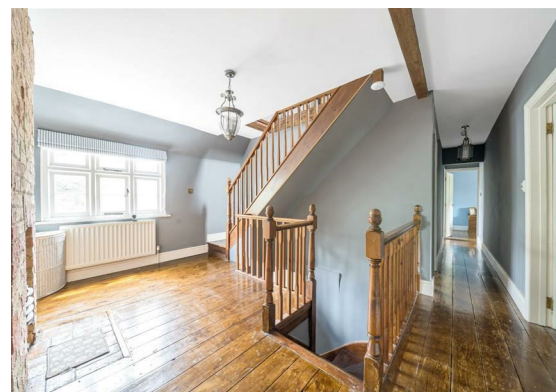
**Second Floor**

**Second Floor Living Area**  
21'7 max x 15'0 max (6.58m max x 4.57m max)

**Bedroom**  
15'0 x 9'9 (4.57m x 2.97m)

**Bedroom**  
15'1 x 10'11 max (4.60m x 3.33m max)

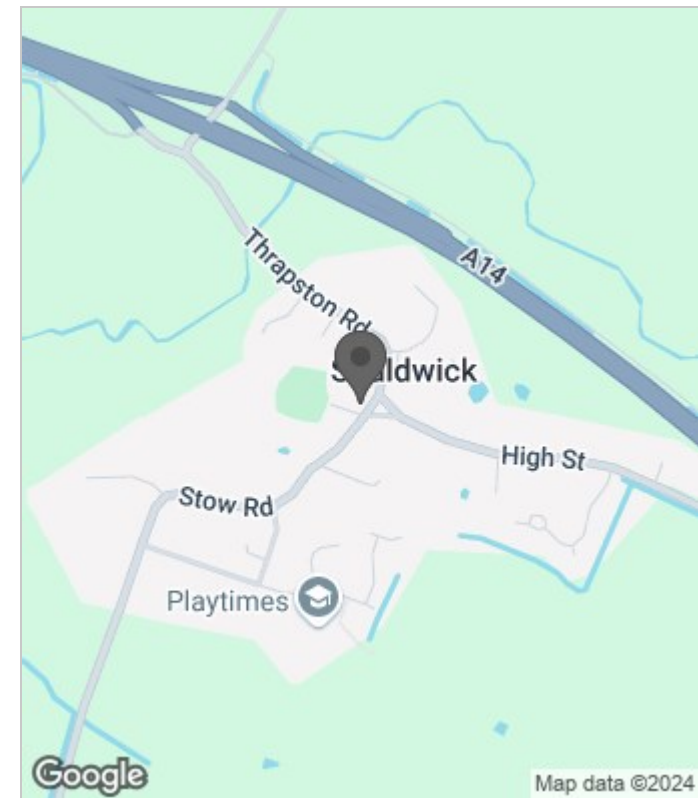
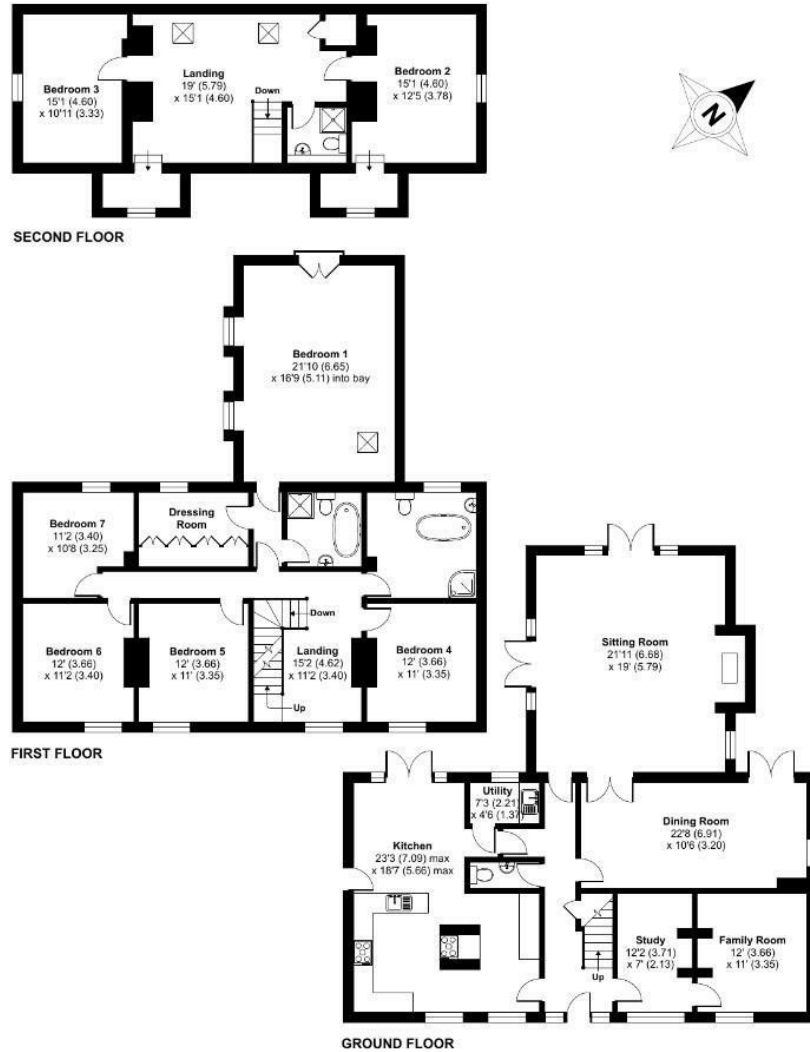
**Gardens and Parking**



# Thrapston Road, PE28

Approximate Area = 3660 sq ft / 340 sq m

For identification only - Not to scale



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

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Latcham Dowling Ltd. REF: 1150383

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