

1 Lancaster Drive
Thrapston
NN14 4XE

£345,000

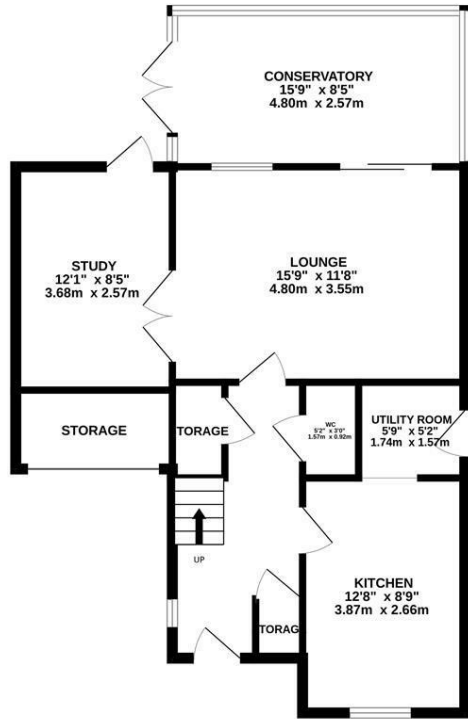


OSCAR JAMES

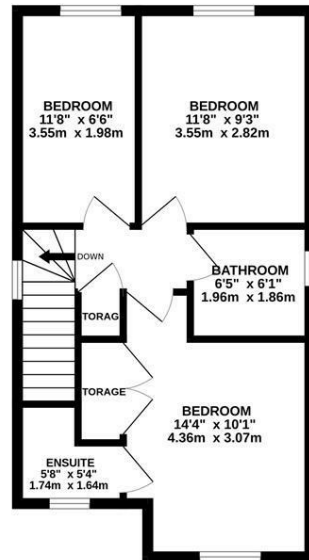
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FLOOR PLANS

GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1159 sq.ft. (107.6 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.
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AT A GLANCE...



Three dedicated reception rooms including Conservatory with radiator.



Kitchen (Fully fitted) with Utility Room



Three Bedrooms - Master En-suite



En-Suite to Master, Family Bathroom and Cloakroom to Hallway.



Garden fully enclosed - with patio and covered entertaining areas.



Parking for Two cars and Part Garage Store.



WHAT'S GREAT?

Oscar James are proud to list this wonderful 3 bedroom detached family home, marketed for the first time in 28 years, this home is thoughtfully and extensively extended to the ground floor offering impressive accommodation.

The property now comprises a light and spacious entrance hall, with recently updated cloakroom/w.c. and two useful store cupboards. The modern kitchen, features refitted light wood effect - smooth profile kitchen units, with contrasting grey work surfaces and matching base units, through the linked utility room and door access to the side elevation. A further benefit is easy access to a wall mounted combi boiler, as a modern update to the gas fired heating system.

The main reception lounge is one of THREE reception areas, featuring a media-wall a integrated in storage. Double French doors connect the family room / study (which is currently being used as a playroom) this section has been formed out of part of the garage, with further French doors to the garden. Also accessed directly from the main central

reception room, is a garden facing conservatory provides comfortable living and dining space, with radiator for all year around practicality.

The first floor, offers THREE well proportioned bedrooms, master benefiting from two fitted double wardrobes and additional free standing wardrobes, a recently updated En-suite shower room and a further family bathroom. The landing provides a linen cupboard, loft access (part boarded) and drop down ladder.

To the outside you will find a tarmac driveway in front of the former garage storage area, which has a remote controlled roller shutter door to the front. Ample parking is accommodated via with further off road parking and twin side gate access.

The rear garden faces a south westerly direction, a covered pergola to the patio and additional covered BBQ outdoor cooking area make it perfect for outdoor entertaining. Green space to the left of the property adds a sense of well-being and joy.

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SELLER'S SECRET

We've loved living here, it's a really social house and we've made the most of the added space downstairs.

We enjoy entertaining and the garden here has been a real joy since adding the covered seating & cooking areas.

Out-door entertaining is easy all year around here, it's like being on a holiday, especially for those sunny days and warmer evenings.



Why we like it....

It's a real pleasure to market an authentic family home like Lancaster Drive and we can highly recommend the location.

Thrapston is a beautiful Market Town, with a character all of it's own, with a thriving High Street with boutique shops, pubs and eateries. Attractive views of the river Nene and the ancient Nine Arches bridge, compliment longer walks, especially to the nearby boating lake.

Excellent road links via the A14 connecting wider travel across central England, while only 9.2m away from the popular Rushden Lakes destination - offering extensive shopping & dining experiences.

The situation of this property by the green space in the heart of Lazy Acre is a special place to call home.

We expect this property to be popular so contact Oscar James today 01933 830 300.

To buy or not to buy....

OSCAR JAMES

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