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Huntingdon Road, Thrapston

£415,000

**BELVOIR!**



## Key Features

- > Edwardian Residence
- > Two Reception Rooms
  - > Four Bedrooms
- > Abundance of Original Features
  - > Off Road Parking
- > Planning Permission for Double Garage
  - > Tenure: Freehold
  - > Council Tax Band C
  - > EPC to follow

An elegantly presented four-bedroom Edwardian semi-detached residence, lovingly maintained by the current owner which retains an abundance of original character features throughout. This impressive family home seamlessly combines period charm with practical modern living, offering spacious accommodation & a delightful rear garden.

Upon entering, a welcoming entrance hall with attractive quarry tiled flooring provides access to the principal reception rooms & staircase to the first floor. The property enjoys many original features including picture rails, ornate fireplaces, original internal doors & even original gas lamp brackets, all of which enhance the home's timeless appeal.

The sophisticated sitting room enjoys high ceilings & large bay window, creating a bright & inviting space for relaxation. A separate dining room provides an ideal setting for family gatherings & entertaining, with French doors opening directly onto the rear garden. The fitted kitchen is well appointed with solid wood units, featuring a striking Falcon range-style oven set within an attractive inglenook fireplace. Complementing the kitchen is a modern utility/boot room with skylights, providing additional storage & practicality.



To the first floor, the spacious landing benefits from built-in storage concealed behind original doors. There are four well-proportioned bedrooms, including two generous double rooms, with the principal bedroom enjoying a charming bay window. The family three piece bathroom is fully tiled creating a grounded feel.

Externally, the property is approached via a walled frontage with a gravelled pathway with mature shrubs & laid lawn, perfectly complementing the period character of the home. To the rear, the enclosed garden offers a wonderful outdoor space featuring decking, patio area & a lawn, ideal for both entertaining & family enjoyment. Off-road parking is provided for up to three vehicles, with planning permission granted to construct a double garage in place of the existing parking area.

Situated on the sought-after Huntingdon Road, the property enjoys a convenient position within the popular market town of Thrapston. The town offers a range of independent shops, cafes, public houses, supermarkets and everyday amenities, together with primary and secondary schooling. Excellent transport links are available via the nearby A14, providing easy access to Kettering, Peterborough, Cambridge and the wider road network, making the location ideal for commuters whilst retaining the charm and community feel of a traditional market town.

A rare opportunity to acquire a characterful Edwardian family home offering generous accommodation, original period features & future potential, all within a highly desirable setting.

#### **Strom Porch**

Minton style flooring, door opening into property.

#### **Entrance Hall**

Single glazed door to front, dado rails, moulded ceiling archway, quarry tiled flooring, radiator, ceiling light.

#### **Sitting Room 4.53m x 3.93m (14'11" x 12'11")**

Double glazed bay window, gas fire with stone surround & wooden mantel, picture rails, ceiling rose, carpet to flooring, ceiling light, radiator.

#### **Dining Room**

**3.6m x 3.02m (11'10" x 9'11")**

Double glazed French door opening onto garden, original ornate fireplace with cast iron fire, tiled surround, & original mantel, picture rails, carpet to flooring, radiator,

#### **Kitchen**

**4.34m x 3.25m (14'2" x 10'8")**

Double glazed window to rear & side. Kitchen comprising of solid wood wall & base units, Falcon range style oven set into Inglenook, stainless steel bowl & half sink with drainer, space for fridge/freezer, tiled splash backs, tiled flooring, radiator, down lights.

#### **Boot Room**

**4.28m x 2.54m (14'0" x 8'4")**

Three double glazed windows to side, two double glazed sky lights, plumbing for washing machine, tiled flooring, down lights.





#### First Floor Landing

Carpet to flooring, dado rails, built in original storage, radiator, ceiling light, stairs descending to ground floor.

#### Bedroom One

4.53m x 3.26m (14'11" x 10'8")

Double glazed bay windows to front, original gas lamp bracket, original cast iron fireplace, picture rails, carpet to flooring, radiator, ceiling light.

#### Bedroom Two

4.34m x 3.26m (14'2" x 10'8")

Double glazed window to rear, original gas lamp bracket, original cast iron fireplace, picture rails, carpet to flooring, radiator, ceiling light.

#### Bedroom Three

2.85m x 1.64m (9'5" x 5'5")

Double glazed window to front, carpet to flooring, radiator, ceiling light.

#### Bedroom Four

3.05m x 3.03m (10'0" x 9'11")

Double glazed window to rear, original built in storage, carpet to flooring, ceiling light.

#### Bathroom

2.83m x 1.94m (9'4" x 6'5")

Double glazed window to side, paneled bath with mixer taps, mains shower over, low level WC, pedestal wash hand basin, heated towel rail, fully tiled walls, tiled flooring, extractor fan, loft access, wall mounted demister mirror.

#### External

Front - Walled frontage, laid lawn, graveled path leading to front door, mature shrubs & trees.

Rear - Fully enclosed, laid lawn, decking, slabbed patio, side access & rear access to parking.

#### Planning Permission

Planning permission to erect double garage at rear of property currently the off road parking.

NE/23/01162/FUL

#### Agents Notes

Conservation area.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





Ground Floor



First Floor



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Plan produced using PlanUp.



Contact us today to arrange a viewing...

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