

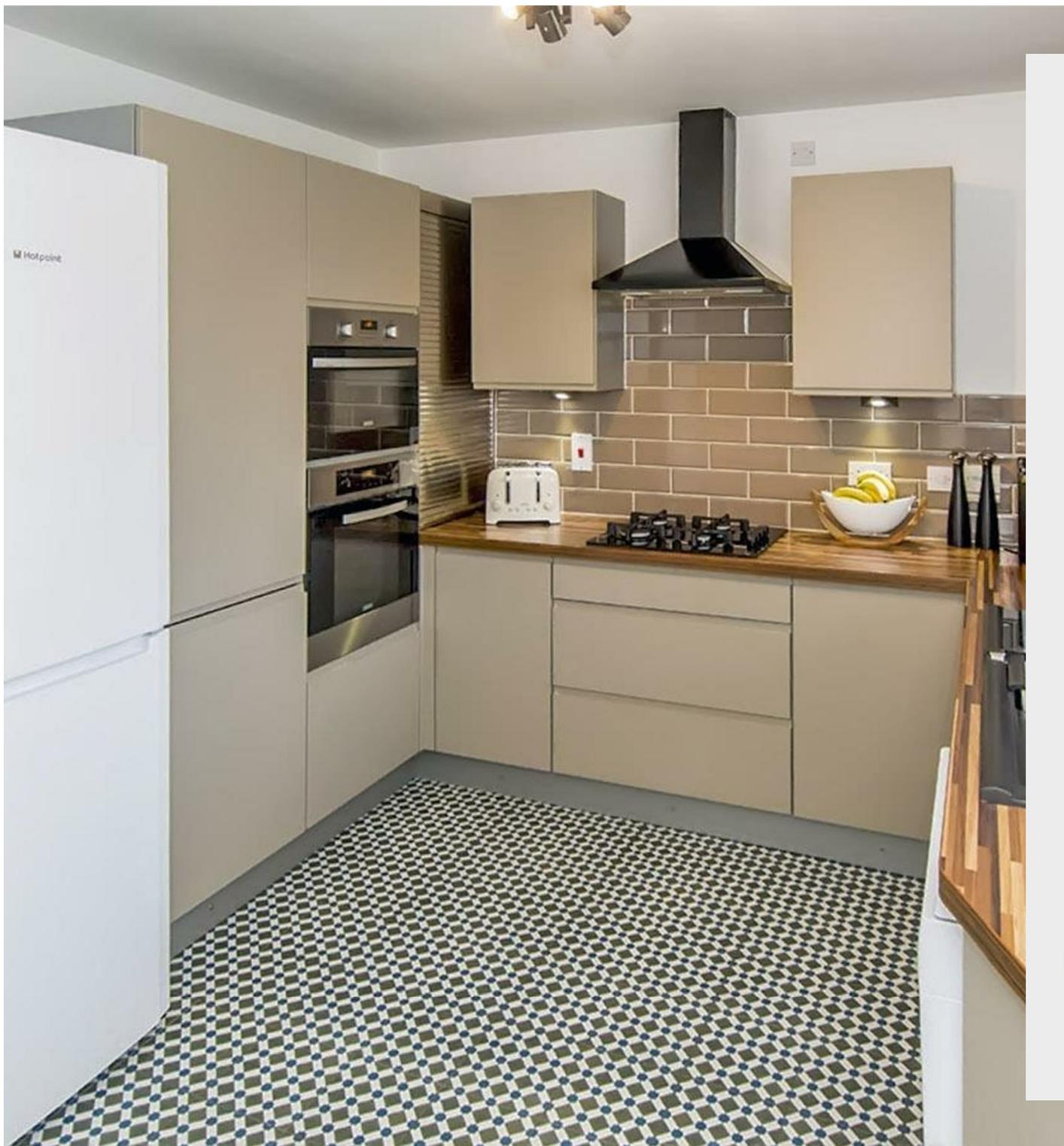


3 Lavender Close

Thrapston, Northamptonshire NN14 4RL



Simpson & Partners



Superbly located modern four bedroom detached, family home is nestled within a cul-de-sac on a small development, close to town centre of Thrapston. Set on a lovely plot within easy walking distance to all amenities available in the town and countryside walks on your doorstep to include the Nature Reserve. Further benefits include garage which has been converted into utility area and store - however could easily be converted back into a garage if required. The rear garden is a particular feature of the property with decking area set immediately to the rear of the property, lawn area and mature planting, timber summer house, enclosed with timber fencing. Enter the property into the lovely bright and airy hallway with beautiful decorative tiled flooring extending into the kitchen and stairs rising to the first floor. The contemporary fitted kitchen is set to the front with ample storage and built in appliances to include double oven, gas hob and extractor fan, space for fridge/freezer and dishwasher, good sized lounge set to the rear with patio doors leading out to the rear garden and electric fireplace, door leads through to separate dining room also having French doors to rear garden, downstairs wc, door leads through to part converted garage with fitted units and plumbing for white goods. To the first floor are four sized bedrooms with the master boasting built in wardrobes and modern en-suite, bedroom two has built in storage, modern three piece family bathroom with shower over the bath and vanity sink storage. Externally to the front is a block driveway proving ample off road parking, and lawn garden, gated access leads to the enclosed rear garden. Viewing is highly recommended to appreciate the location and interior of this lovely family home.

🛏 4

🚿 2

🚗 2

£380,000



The market town of Thrapston offers many facilities to its residents including shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. The new Rushden Lakes development is just a short drive away and provides additional high-street shopping and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants.

Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6 and train stations in Kettering, Corby, Huntington and Peterborough allow access to the capital within the hour.





GROUND FLOOR  
APPROX. FLOOR  
AREA 671 SQ.FT.  
(62.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 606 SQ.FT.  
(56.3 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1277 SQ.FT. (118.6 SQ.M.)

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 misstatement. 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.  
Made with Metapix 62019



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	83	90
	EU Directive 2002/91/EC	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Partners**

Making Every  
Journey Personal



01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ