

Nine Arches Way, Thrapston

£270,000 **Freehold**

Sharman Quinney

Key Features

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- Three Bedrooms Ensuite to Principal Bedroom
- Characterful Modern Property - Garage and Parking Bay/Driveway
- Dual Aspect Lounge /Dual Aspect Kitchen/Breakfast/Dining Room
- Entrance Hallway with Guest cloakroom/w.c. first-floor Ensuite & Family Bathroom
- Double Glazing, Gas Central Heating

The accommodation is arranged over two floors and benefits from regular maintenance and improvement by the current owner, including replacement gas fired central heating boiler in 2022. This wonderful home, in our opinion is very well presented.
Stylish stone tile flooring to the hallway, extends through to include guest cloaks/w.c., and Kitchen dining space. Unique features include dual aspect kitchen and lounge, both with French Doors to the landscaped to patio, with rear access to the brick-built garage which has both power light and a private gated parking bay/ driveway, accommodating linear parking for up to two vehicles.





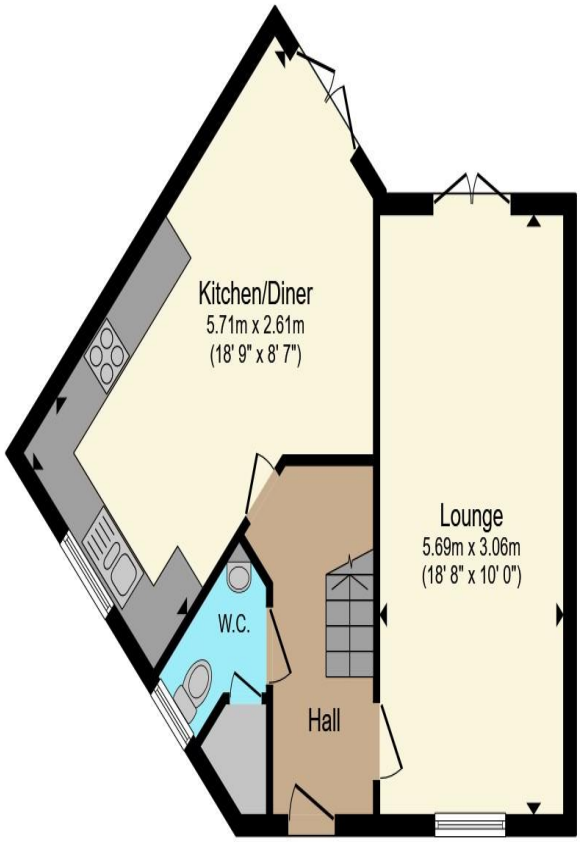


The property further benefits from double glazing throughout.
The front garden has attractive shrub plantings and stone wall to the boundary attractively matching that of the building. The rear garden is a courtyard garden which is highly private with rear access to the garage which features both power, light and a personal door in addition to the main vehicular access.
About Location
Thrapston is a popular Chartered Market Town with many desirable amenities including a High Street with independent shops, pubs and eateries, Co-operative supermarket, primary school and bus links to nearby Oundle and Prince William School secondary school. Local lakes offer pretty walks and a sailing club and there's a bowling club and leisure centre with swimming pool and gym. With wider retail facilities available from the Town centre at "Rushden Lakes "development just a short drive away and provides 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 A45 leading to the A14, M1 and M6 and train stations at Wellingborough, Corby, Huntington and Kettering allow access to the capital within the hour.
Contact Sharman Quinney to arrange a viewing today to view this family home - with great kerb appeal!

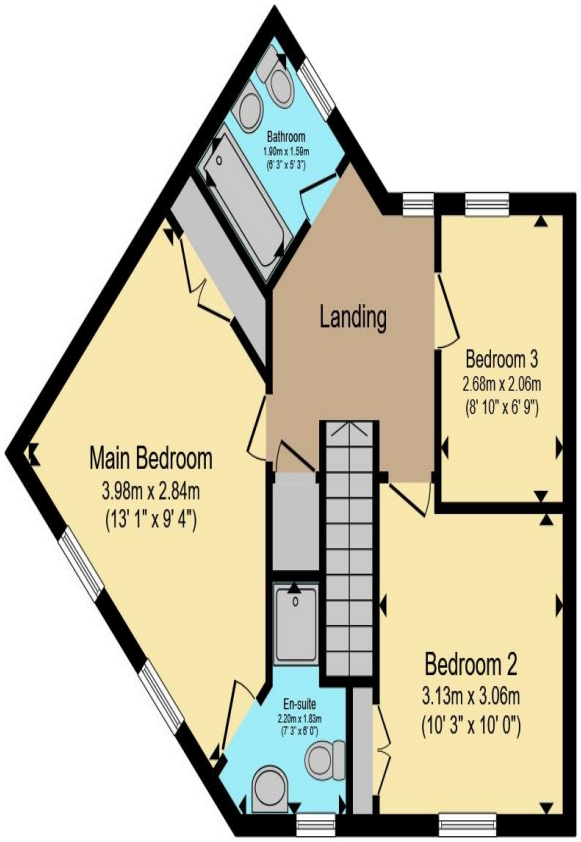
Agents Notes: Please note that the AML fee







Ground Floor



First Floor

Total floor area 98.0 m² (1,055 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on: **01832 735589**

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The Property Ombudsman