



Harlech Court, Thrapston  
**£200,000 Offers Over Freehold**

**Sharman  
Quinney**

# Key Features



- TWO Double Bedroom - Modern mid- terraced Home
- NO ONWARD CHAIN
- Refitted High Gloss Kitchen - Recently replaced combination Gas Boiler
- Situated in a quiet and established location
- Spacious Lounge /Dining Room

This must property, must be seen to be appreciated!

Situated on the popular and well-regarded Lazy Acre development in the Pretty Market Town of Thrapston, located on the established and quiet, development built by Prowting Homes, within easy walking distance of Thrapston town centre and local amenities.

The entrance door, and windows have been updated throughout, by the owner along with the central heating boiler in 2025. The property is wonderfully presented. The entrance hallway has a updated guest w.c., and a refitted kitchen, with rear facing Lounge/dining room featuring double sliding patio doors to the landscaped rear garden. The first floor has two generous double bedrooms



the second double features a fitted cupboard. The bathroom comprises a three-piece suite with the addition of a shower recently replaced including a glass screen, over the bath.

#### Outside

The rear garden has been landscaped for easy maintenance, with patio and decorative gravel inlay areas. A timber shed is included. The garden has gated access via the rear aspect and well-maintained timber fencing to the boundaries. A small open front garden. There are two parking spaces to the adjacent parking dedicated for up to two cars.

#### About Location

The market town of Thrapston, has an abundance of local amenities available including High Street with shops and a supermarket. Leisure centre, country walks, sailing club and local countryside walks. Wider retail facilities at "Rushden Lakes" development just a short drive away and provides 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 location appeal, in a quiet and desirable residential setting.





#### Measures:

##### Ground Floor

Lounge/ Dining: - 13'9 x 11'5 (4.23m x 3.53m)

Kitchen: - 9'8 x 5'5 (2.80m x 1.67m)

Cloakroom W.c

##### First Floor

Bedroom One: - 11'5 x 8'1 (3.51m x 2.47m)

Bedroom Two: - 9'0 x 11'5 (2.76m x 3.52m)

Family Bathroom - 9'0 x 11'5 (2.76m x 3.52m)

Three-piece suite with oversized shower enclosure

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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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# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

 16 High Street, THRAPSTON, Northamptonshire,  
NN14 4JH

 thrapston@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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