

13 Thrapston Road  
Finedon  
NN9 5DG

£450,000



OSCAR JAMES

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# WHAT'S GREAT?

This property offers the perfect balance of comfort, style, and versatility, making it ideal for both relaxation and entertainment.

Step inside and experience a spacious home designed to accommodate all of your needs. One of the standout features is the expansive garage/games room, a true multi-purpose space that can transform to suit any occasion. Whether you're looking for the ultimate home theater setup, a fully-equipped games room, or a personal workshop, this room is the perfect blank canvas for your imagination.

This Victorian four-bedroom detached family home has been improved throughout by the current owners to a high standard which can only be appreciated by way of an internal viewing.

In brief, the ground floor accommodation comprises of the entrance hall, large dining room with a feature fireplace, re-fitted kitchen with an impressive central island and bi-fold doors to the rear garden, living room with another feature fireplace, utility room, cloakroom/WC, and boot room to the rear garden.

On the first floor are four double bedrooms with beautiful outlooks from all rooms, and a large re-fitted bathroom.

To the front of the property is off-road parking for three/four cars, and to the left is a driveway leading to the rear of the property, where you will find off-road parking for a further two cars, along with the aforementioned garage and games room.

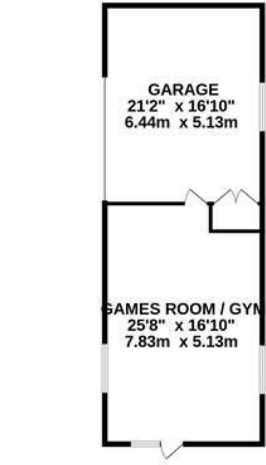
Finedon is an abundant town with a range of amenities, to include; shops, eateries, doctors, dentists, and great access to schools for all ages.

The property itself has excellent access to the A6, A14 and A45, and for commuters the the railway station at Wellingborough or Bedford provides quick links to St Pancras. The property is positioned in a convenient area, with a variety of beautiful surrounding countryside walks and cycle paths, or the popular Rushden Lakes Shopping Centre is just a 10-minute drive.

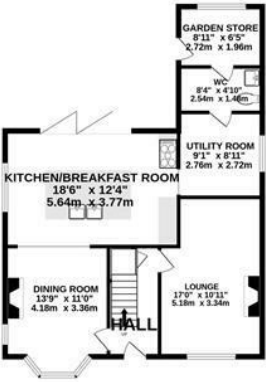
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# Floor Plan

GROUND FLOOR  
1561 sq.ft. (145.0 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 2233 sq.ft. (207.5 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...



custom 1



custom 4



custom 2



custom 5



custom 3



custom 6









# SELLER'S SECRET



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To buy or not to buy....

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