

CARL MYERS



BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19th December 2024



LANCASTER DRIVE, THRAPSTON, KETTERING, NN14

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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apriift
Know any property instantly

Introduction

Our Comments

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Introducing "Be Better Informed" – A New Service from Carl Myers Bespoke Estate Agent

At Carl Myers Bespoke Estate Agent, we believe that as a buyer, you deserve to have all the property facts at your fingertips. That's why we've launched "Be Better Informed," our brand-new service designed to give you comprehensive property insights.

Explore our fully interactive property brochures, packed with all the essential information you need:

- ▣ Detailed property boundaries, plot sizes, and square footage.
- ▣ Nearby schools and their ratings.
- ▣ Proximity to the nearest bus stops and other transportation options.
- ▣ Broadband speeds, mobile phone coverage, and available satellite/TV services.

With "Be Better Informed," you can make confident, well-informed decisions about your next home. If there's any additional information you need and can't find in the brochure, please don't hesitate to reach out to us. Call us at 01536 903036, WhatsApp or text us at 07867 528633, or email us at carl@carlmyers.co.uk.

Property Overview

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Property

Type:	Detached
Bedrooms:	3
Floor Area:	914 ft ² / 85 m ²
Plot Area:	0.06 acres
Year Built :	1998
Council Tax :	Band D
Annual Estimate:	£2,191
Title Number:	NN196579

Tenure: Freehold

Local Area

Local Authority:	East northamptonshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

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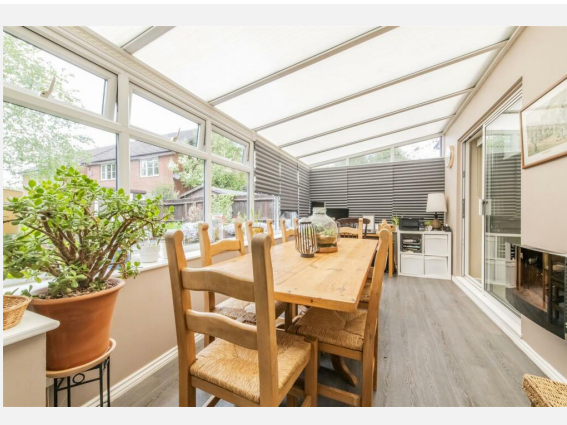


Gallery Photos

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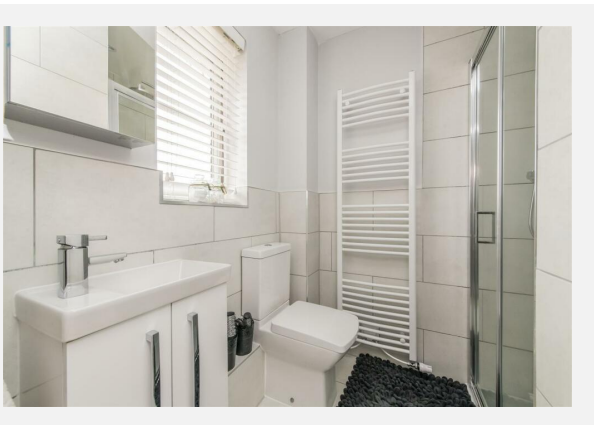


Gallery Photos

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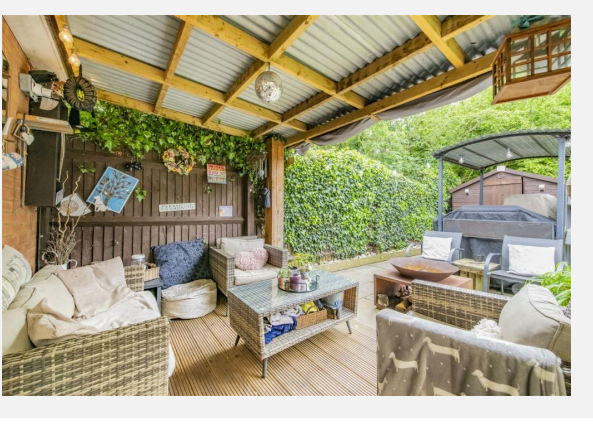
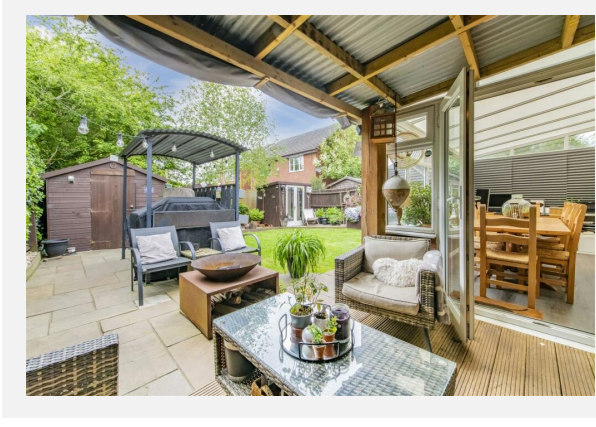
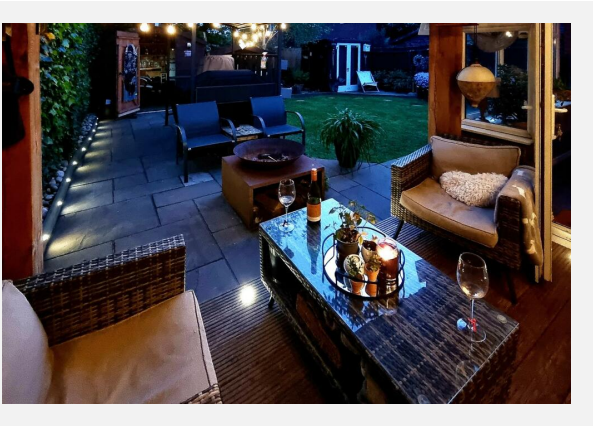
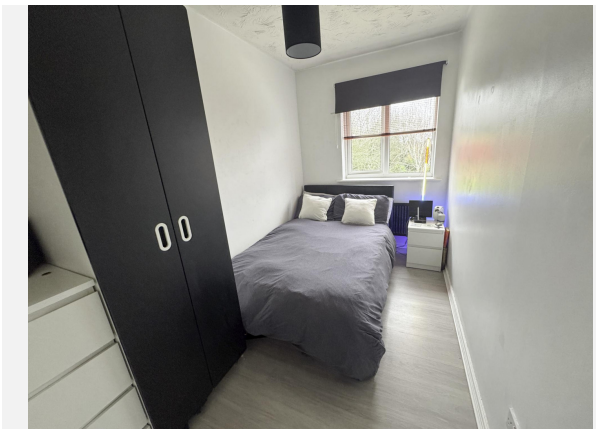


Gallery Photos

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Gallery Photos

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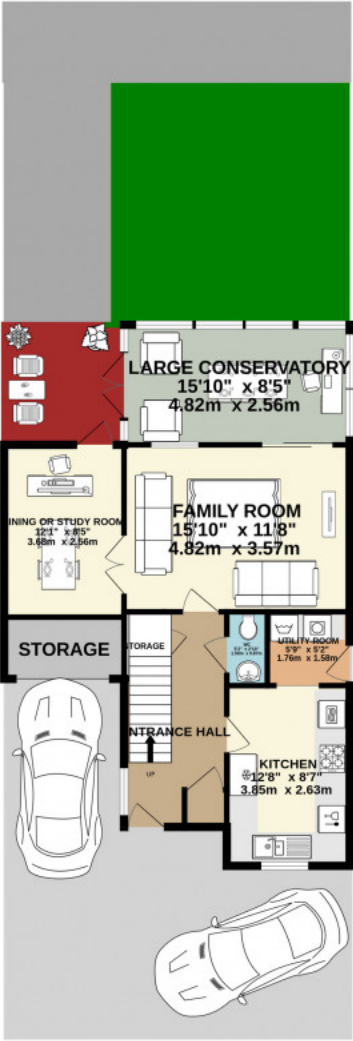


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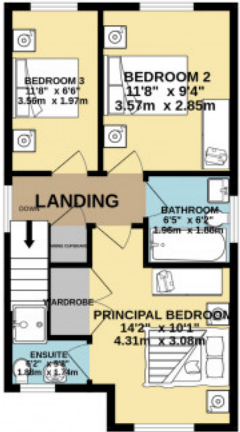


LANCASTER DRIVE, THRAPSTON, KETTERING, NN14

GROUND FLOOR



1ST FLOOR



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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Property EPC - Certificate

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Thrapston, NN14

Energy rating

C

Valid until 28.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	85 m ²

Area Schools

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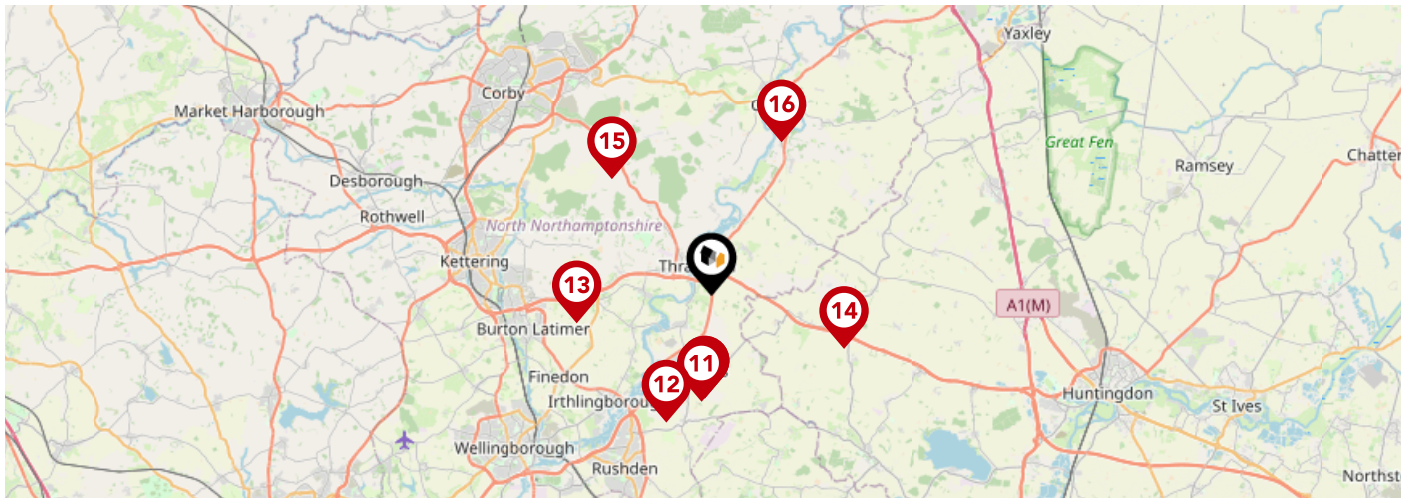
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1	Thrapston Primary School Ofsted Rating: Good Pupils: 494 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Progress Schools - Thrapston Ofsted Rating: Requires improvement Pupils: 13 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Titchmarsh Church of England Primary School Ofsted Rating: Good Pupils: 98 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Trinity Church of England Primary School Ofsted Rating: Good Pupils: 155 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ringstead Church of England Primary School Ofsted Rating: Good Pupils: 128 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Woodford Church of England Primary School Ofsted Rating: Good Pupils: 113 Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Windmill Primary School Ofsted Rating: Good Pupils: 384 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Great Addington CofE Primary School Ofsted Rating: Good Pupils: 93 Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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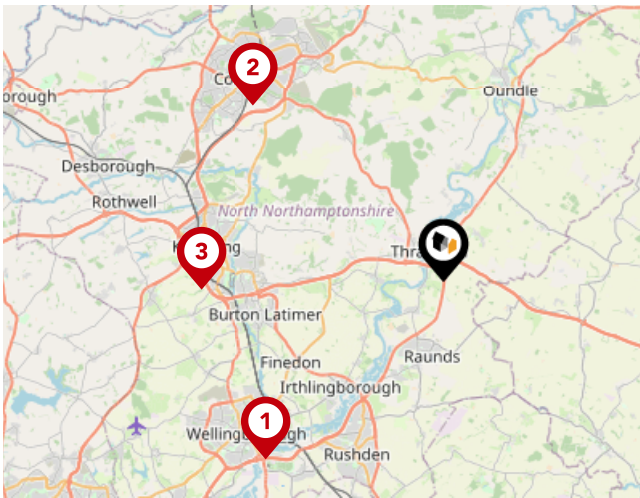
		Nursery	Primary	Secondary	College	Private
	St Peter's Church of England Academy Ofsted Rating: Good Pupils: 220 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor School Ofsted Rating: Good Pupils: 1007 Distance:3.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Raunds Park Infant School Ofsted Rating: Good Pupils: 163 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanwick Academy Ofsted Rating: Good Pupils: 199 Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cranford CofE Primary School Ofsted Rating: Good Pupils: 99 Distance:5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brington CofE Primary School Ofsted Rating: Good Pupils: 98 Distance:5.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brigstock Latham's Church of England Primary School Ofsted Rating: Good Pupils: 88 Distance:5.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prince William School Ofsted Rating: Good Pupils: 1328 Distance:6.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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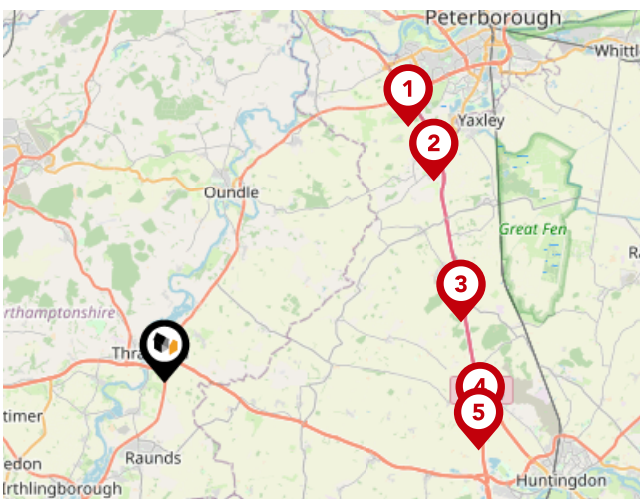


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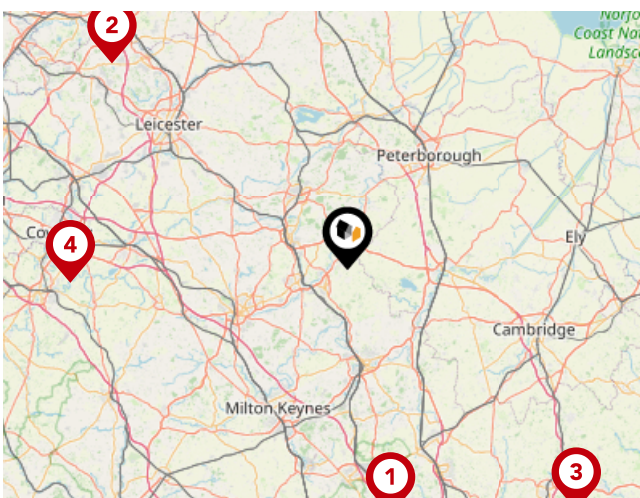
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	9.12 miles
2	Corby Rail Station	9.39 miles
3	Kettering Rail Station	8.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J17	12.76 miles
2	A1(M) J16	12.16 miles
3	A1(M) J15	10.94 miles
4	A1(M) J14	11.5 miles
5	A1(M) J13	11.6 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	36.32 miles
2	East Mids Airport	45.01 miles
3	Stansted Airport	48.46 miles
4	Baginton	40.2 miles

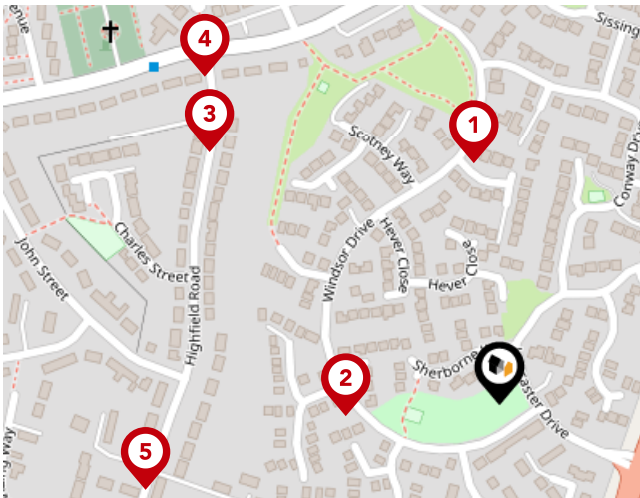
Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Arundel Close	0.14 miles
2	Barnwell Close	0.09 miles
3	59 Highfield Road	0.22 miles
4	Highfield Road	0.25 miles
5	Faraday Court	0.21 miles

Market

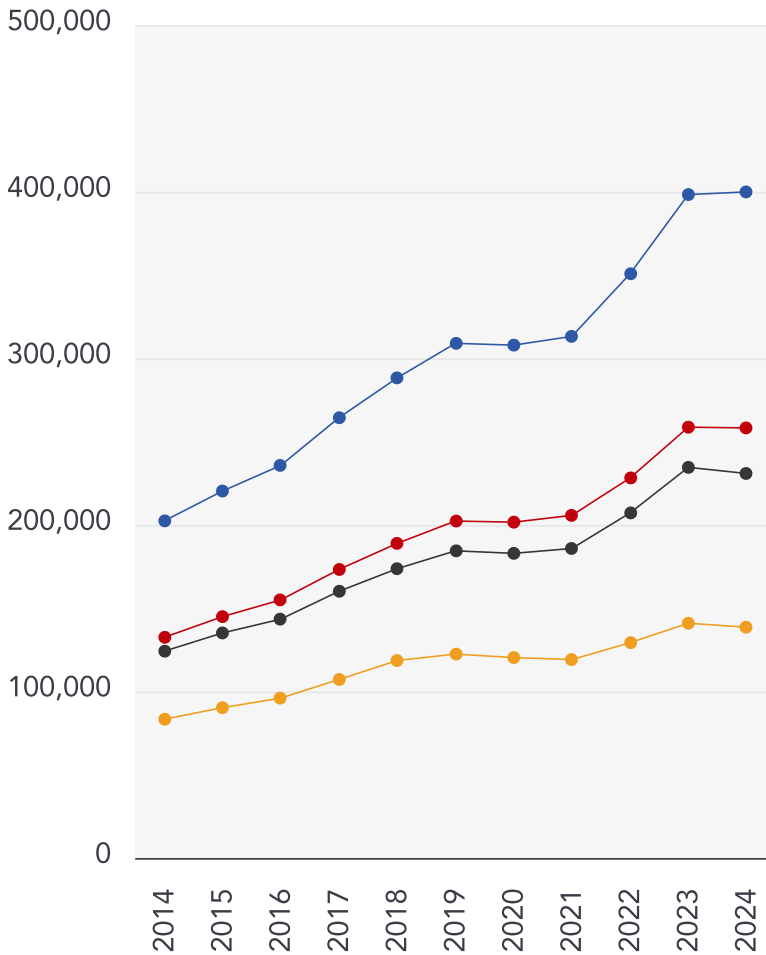
House Price Statistics

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10 Year History of Average House Prices by Property Type in NN14



Detached

+97.56%

Semi-Detached

+94.85%

Terraced

+85.89%

Flat

+66.27%

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Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

Carl Myers Bespoke Estate Agent powered by eXp Testimonials



Testimonial 1



1. We have sold a number of properties using Carl Myers, We have never unhappy with the service we received. Carl Myers has been excellent . He fully talked us through the whole process and his manner as been both professional yet made us feel like we was his only vendors. His communication has been second to none , always coming back extremely quickly on telephone calls and e-mails often out of working hours. I would recommend him to anyone.

Testimonial 2



On this occasion, and because of the exceptional service I have received from Carl Myers I felt a review was needed. Carl has been there every step of the way giving me exceptional service and advice that has gone beyond my expectations. Carl is very knowledgeable and passes on information in a way that is very easy to understand and made whole process run very smoothly. I would highly recommend speaking to Carl.

Testimonial 3



I have sold 2 properties with Carl Myers, he was amazing. Especially with the hassle I had with the last property I sold. he managed to keep the buyer on side through a difficult time and grateful for all his hard work. he is a credit to the industry with impeccable customer service and hopefully we will work together on other properties I am selling in the future!!



/Carl Myers Bespoke Estate Agent



/carl_myers_bespoke

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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