

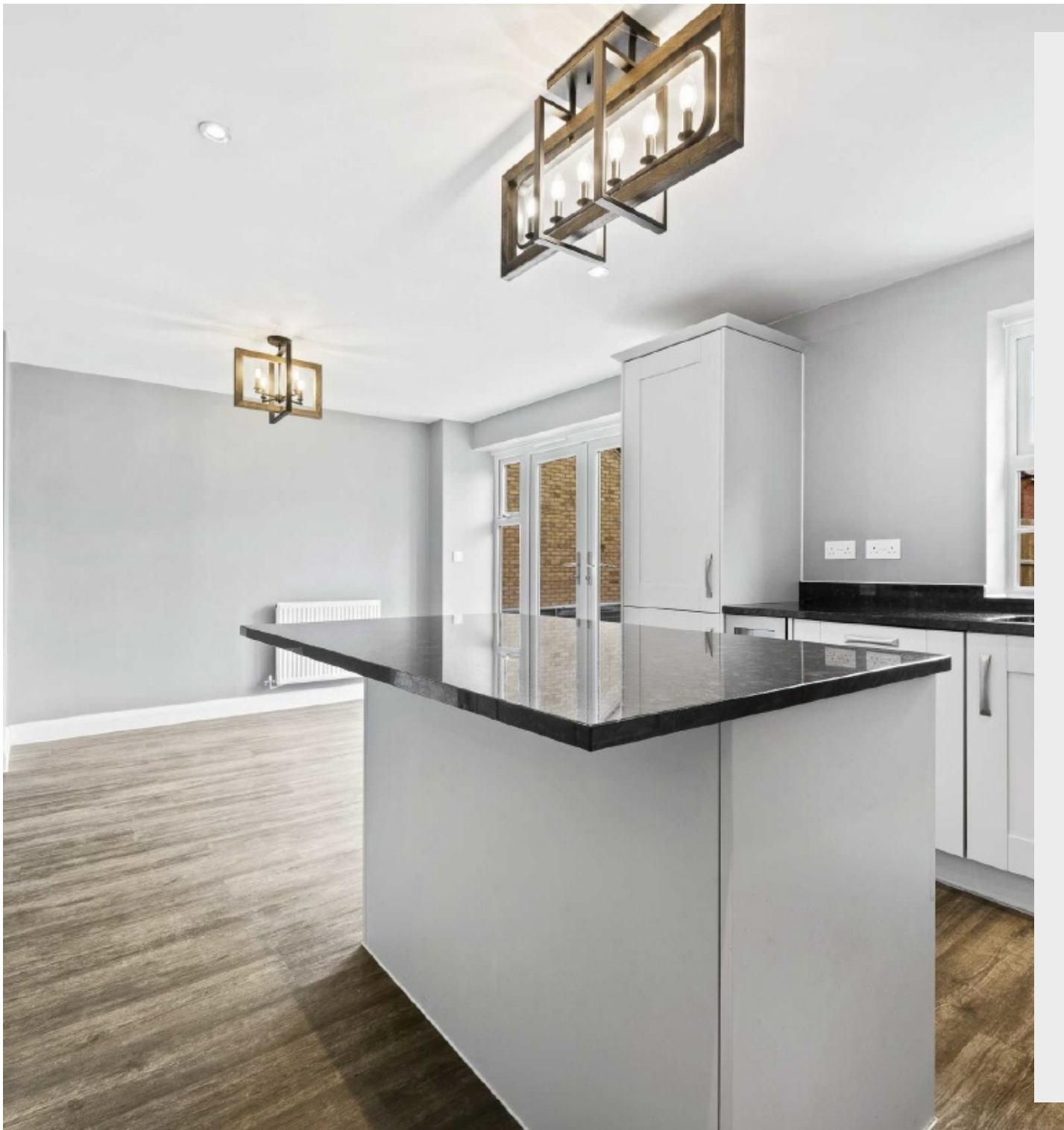


56 Kingfisher Road
Thrapston, Northamptonshire NN14 4GP

Simpson
and Partners

56 Kingfisher Road

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About the Property

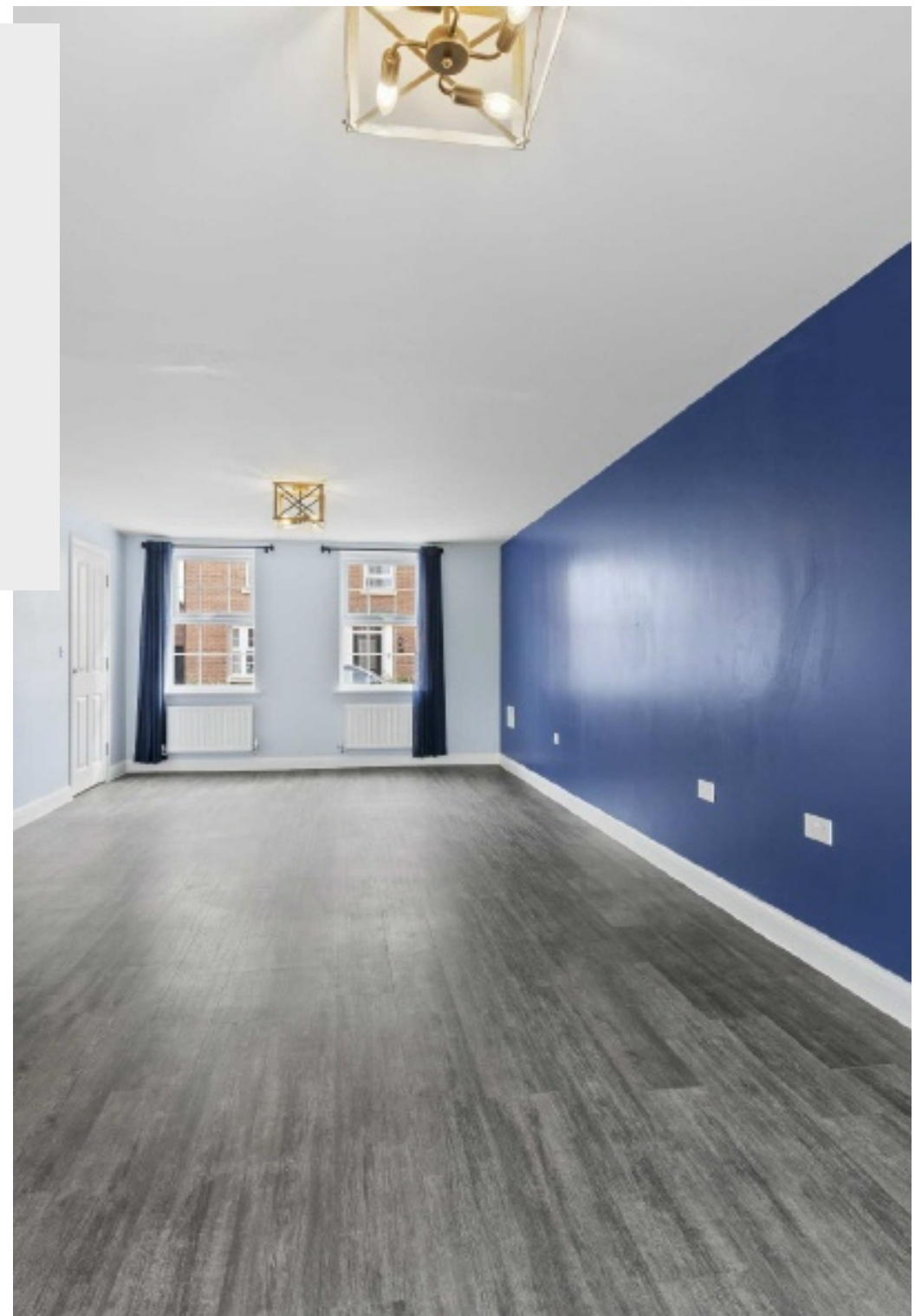
Finished to an exceptionally high standard throughout. This recently constructed stunning five bedroom detached home is situated in the highly sought after residential area, in the market town of Thrapston, with schooling, leisure facilities, bustling high street, and countryside walks on your door step. Enter via light and airy hallway with doors leading through to study and dual aspect living room with patio doors leading out onto the rear garden, the hub of the house is the stunning kitchen/dining/family room, fitted with ample storage units and built in appliances to include oven, hob, extractor, wine fridge, fridge/freezer and dishwasher, breakfast bar area and patio doors leading out the rear patio, useful utility room and down stairs wc. To the first floor is a spacious master bedroom suite with dressing room having built in wardrobes and en-suite four piece family bathroom, guest bedroom with built in storage and bedroom three, four piece family bathroom, to the second floor are two further bedrooms with built in storage and further four piece bathroom suite. Externally the property has driveway providing ample off road parking leading to a double detached garage and low maintenance front garden stocked with flowers and shrubs. The rear garden is enclosed with timber fencing, mainly laid to lawn with patio area set immediately to the rear of the property. Further benefits include: cabling for networking with enterprise-grade Cisco switches (house and garage), and enterprise WiFi with hard wired points on every floor and the garage, ultra high definition (UHD) IP security cameras with night vision throughout the property, hard wired with Power over Ethernet. Offered for sale with no onward chain, viewing is highly recommended to appreciate the flexible living options and interior of this spacious family home.

Price: £575,000

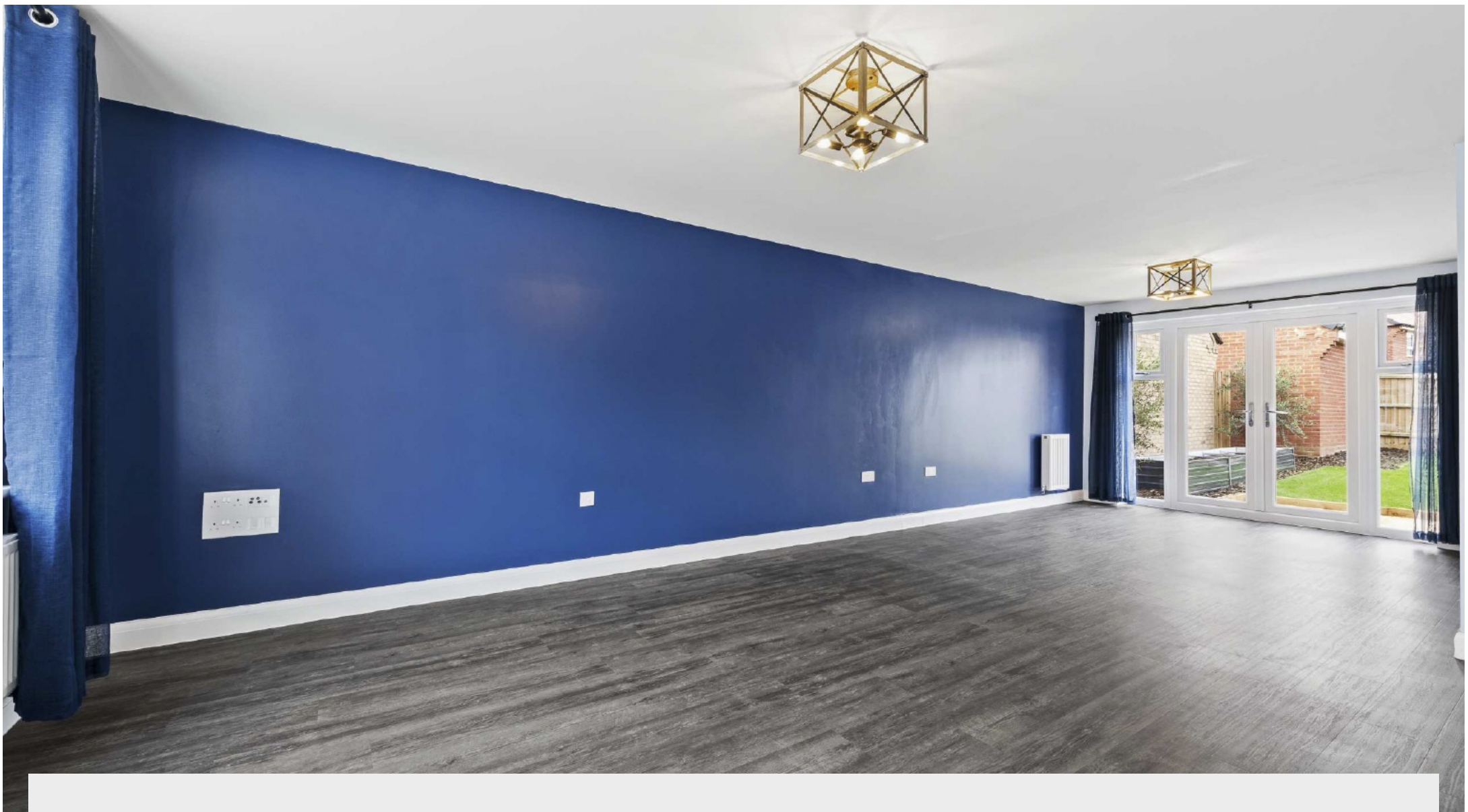


The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks.

The new Rushden Lakes development is approximately 20 minutes drive offering many recreational facilities to include, shops, restaurants, cinema and countryside walks.







The property is ideally located for easy walking distance to the town centre and all amenities, and close to the major road network links and railway stations giving access to the capital.







Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Offices at:

Thrapston
01832 731222

Kettering
01536 518200

Burton Latimer
01536 722355

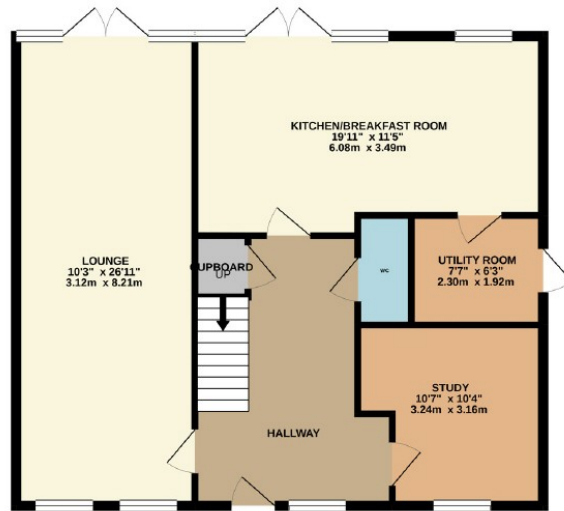
Corby
01536 202007

Wellingborough
01933 224953

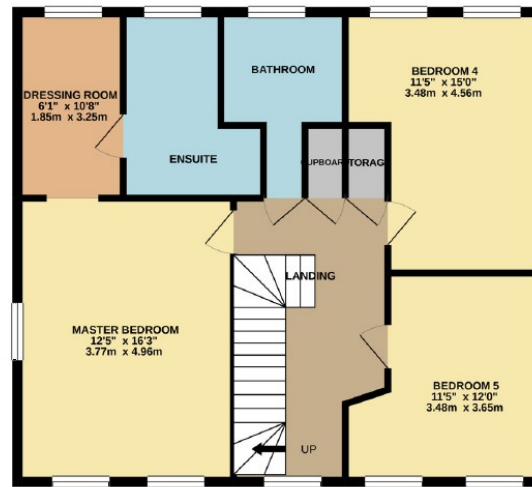
Rushden
01933 418917

Northampton
01604 590888

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



2ND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 2218 sq.ft. (206.1 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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