



20 Chandler Gardens  
Thrapston, Northants NN14 4UA



**Simpson & Partners**



This well presented four bedroom detached home is situated in a cul-de-sac location in the heart of the market town of Thrapston within walking distance of all amenities and countryside walks on your doorstep. Further benefits include off road parking, integral garage and enclosed rear garden. Enter the property into the hallway with stairs rising to the first floor and doors to: living room with feature fireplace and window to front, door leads through to lovely light and airy kitchen/dining room, fitted with a good range of wall and base units with breakfast bar area, built in oven, hob and extractor fan, space for fridge/freezer, patio doors leading out to the rear garden and door to: useful utility room with space and plumbing for white goods, door to rear garden and further door to downstairs wc. To the first floor are four bedrooms with the master boasting en-suite shower room, family bathroom serves the remaining bedrooms and is fully tiled, fitted with a three piece suite comprising of p-shaped bath, pedestal wash hand basin and low level wc. Externally the front garden is laid to lawn with driveway to side providing ample off road parking and leads to integral garage, gated access leads through to the rear garden. The rear garden is split level with lawn area, patio enclosed with picket fencing, gravel borders, timber shed and mature plants, all enclosed with timber fencing. Viewing is highly recommended to appreciate this lovely family home.



4



2



1

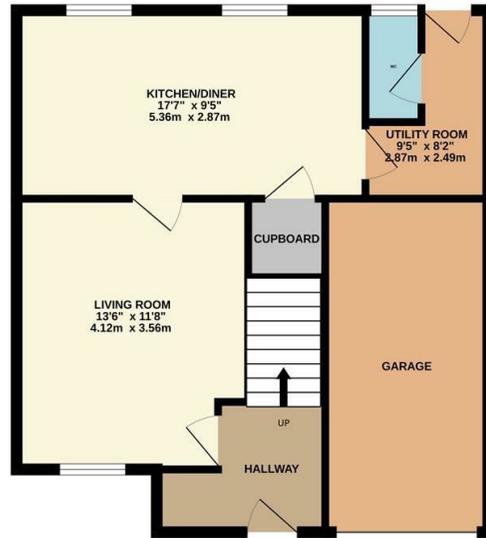
Offers In Excess Of £325,000



The market town of Thrapston offers many facilities to its residents including shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. The new Rushden Lakes development is just a short drive away and provides additional high-street shopping 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 A14 and A45 leading to the M1 and M6 and train stations in Kettering, Corby, Huntington and Peterborough allow access to the capital within the hour.



GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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