



1 Sawyers Crescent  
Chelveston, Northamptonshire NN9 6AD



Simpson & Partners



Ticking all the right boxes! Occupying a fantastic position in this highly sought after village location is this stunning five bedroom semi detached family home boasting generous proportions throughout. With lovely countryside walks on your door step and a short drive into the towns of Raunds and Higham Ferrers where you will find many amenities. Further benefits include ample off road parking and lovely private garden with a timber summer house making an ideal entertaining space. This well presented home has been updated by the current owners to provide a stunning contemporary home with open plan kitchen/dining and study enabling working from home. Enter the property into the spacious hallway with stairs rising to the first floor and doors to: study with window to the front, living room with bay window to front and feature fireplace. Lovely light and airy kitchen/breakfast room fitted with a range of modern wall and base units incorporating built in appliances to include eye level oven, hob and extractor, area for American style fridge freezer and island unit, opening through to dining room with patio doors leading out to the rear garden. Downstairs wc completes the ground floor. To the first floor are five bedrooms with two bedrooms boasting built in storage, all served by a four piece bathroom with roll top bath and separate shower cubicle. Externally to the front is a block paved driveway providing ample off road parking leading to an oversized garage and gated access to the rear garden. The good sized west facing rear garden offers a private aspect enclosed with natural hedging and trees, lawn area and patio areas, timber summer house and further timber shed. Viewing is highly recommended to appreciate this lovely home.

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Price £410,000

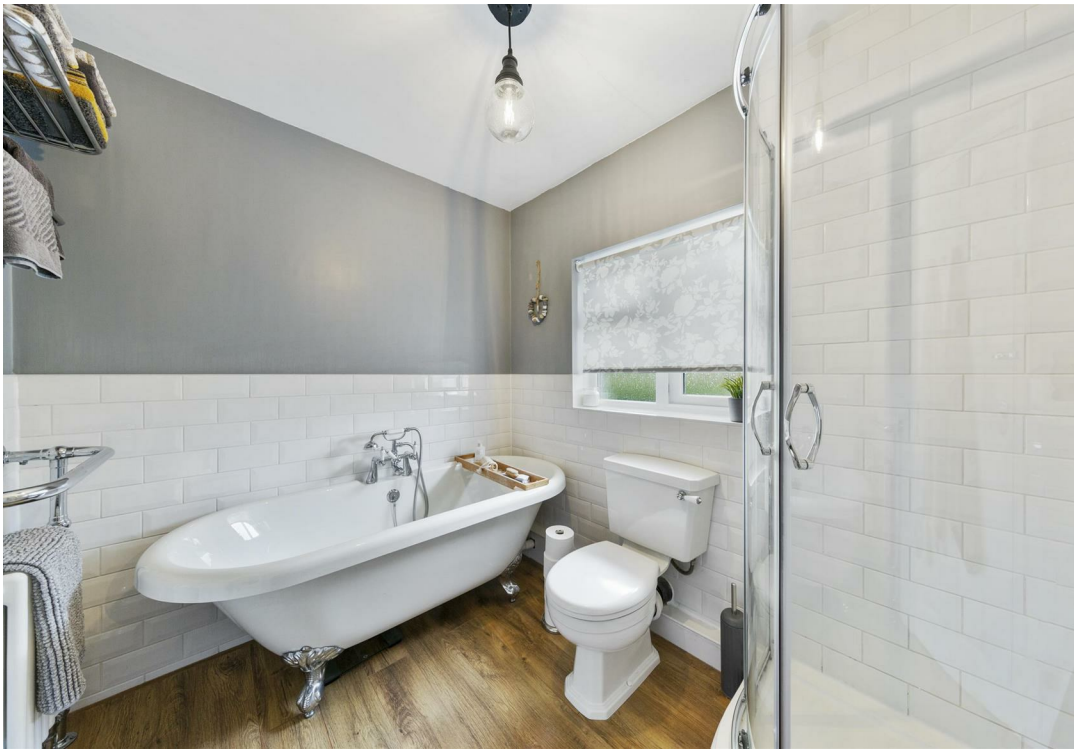


Chelveston is a lovely rural village with many countryside walks and family run pub. Access to the renowned Stanwick Lakes which offers numerous bike trails with cycle hire available, walks and nature reserve is a short drive away along with Rushden Lakes development providing shops, restaurants and cafes. The village of Kimbolton is approximately 11 miles away providing sought after schooling and village amenities.

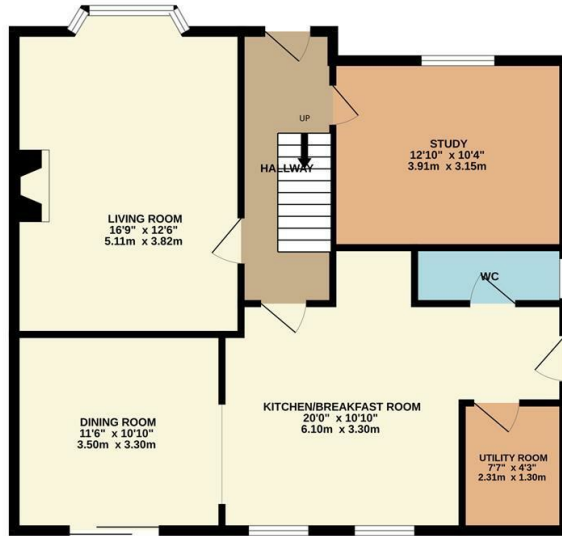




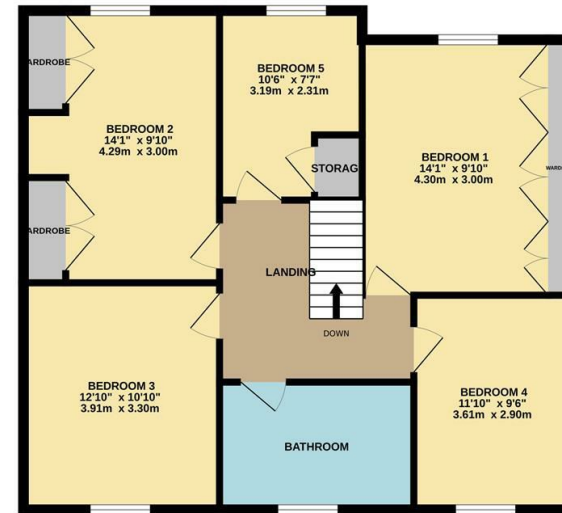
Situated conveniently for the A45, A14 and A6 leading to the major road network links of the M1/A1 and M6. The local train stations are located in Wellingborough St Neots giving access to the capital in 50 minutes.



GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 1640 sq.ft. (152.4 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>		
(69-80) <b>C</b>	69	80
(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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