



75 Hillfield Road
Oundle, Peterborough PE8 4QR



Simpson & Partners



Location and interior to impress! This well presented family home is situated in the sought after historic town of Oundle boasting many amenities and countryside walks. Further benefits include south facing garden with open views to the rear, single garage and off road parking. Enter the property into the spacious hallway with stairs rising to the first floor and doors to: downstairs wc, living room with feature fireplace with bioethanol fire and built in storage to alcoves, family/games room offering dual aspect with patio doors to the rear garden and window to the front. Light and airy kitchen/breakfast room with patio doors leading out to the rear garden, tiled flooring, fitted with ample storage to include built in oven, hob and extractor fan, moveable island unit, space and plumbing for white goods. To the first floor are four good sized bedrooms with the master affording built in wardrobes and en-suite shower room, family shower room fitted with a double tiled shower cubicle, wash hand basin and wc. Externally to the front is driveway providing off road parking leading to a single garage. The rear garden is a particular feature of the property with open views to the rear, mainly laid to lawn with patio area and large decking area to the rear making the most of the views. Viewing is highly recommended to appreciate the location and flexible living accommodation of this lovely home.

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Offers In Excess Of £450,000



Oundle is a small ancient market town nestling in rural Northamptonshire which is a particular intrigue of those fond of British history. Modern day Oundle is full of interesting alleyways and ancient buildings to list at the long story of its past. Another attraction to Oundle is the sought after schooling and many countryside walks and the meandering river Nene.

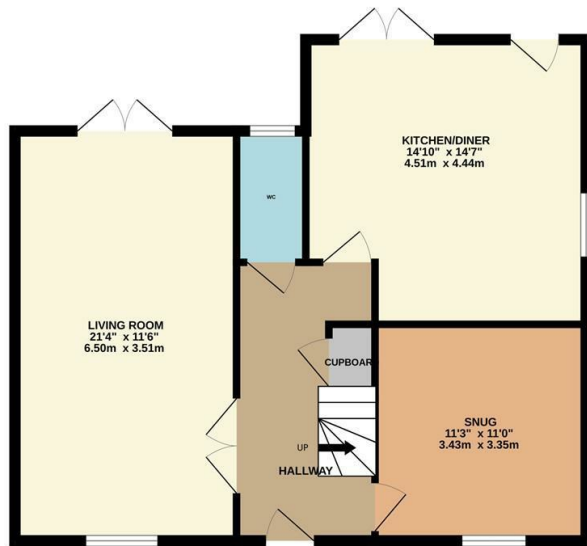




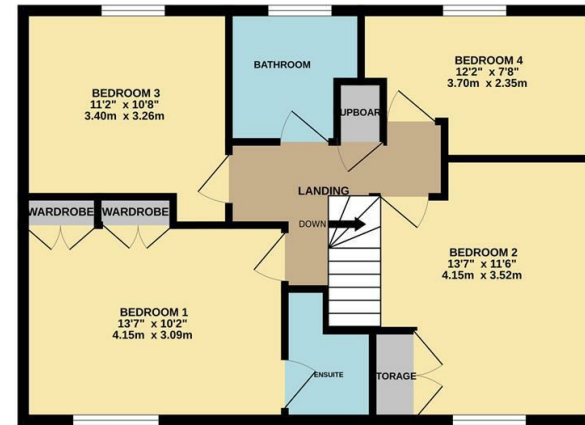
Close to key railway stations that give access to the capital in under an hour, the major road network links are also close providing access to A1/M1/M6.



GROUND FLOOR
702 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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) A		90
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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