



12 Spinney Rise

Denford, Northamptonshire NN14 4AR



Simpson & Partners



Rarely available and set on a fabulous plot with open country views and south facing garden. This extended split level detached home is situated on an elevated plot with stunning balcony giving views over the garden and fields beyond. Country and riverside walks on your doorstep and village pub, further amenities available in the nearby market town of Thrapston. Further benefits include ample off road parking and good sized private rear garden. The vendors extended the property in 2009 to provide larger master bedroom and en-suite, along with the conversion of the garage to provide family/games room on the ground floor along with a large study and useful utility room. Stairs lead up the main living area with open plan kitchen/dining room having patio doors leading out the balcony overlooking the garden and providing alfresco dining, lovely light and airy living room boasting wood burning stove and dual aspect. The kitchen is fitted with ample storage and curved breakfast bar area, space for oven with stainless steel splashback and extractor fan over. Four bedrooms served by a family bathroom with built in storage and shower over the bath, further wc, the master bedroom boasts en-suite shower room fitted with large walk in shower, wash hand basin and wc with vanity storage. Externally to the front is a block paved driveway providing ample off road parking and garden laid to lawn with mature shrubs, gated access to the rear. The south facing rear garden is a particular feature of the property, split into different areas to provide patio/seating areas, extensive lawn areas with mature planting, vegetable plot and tree house, timber sheds and stunning balcony set from the kitchen/dining area and steps down to the garden. Viewing is highly recommended to appreciate the location of this stunning home.

🛏 4

🚿 2

🚗 3

Price £550,000



Denford is a small East Northamptonshire village with countryside and river walks on your doorstep. The market town of Thrapston is a short drive away providing further facilities to include shops, cafe's, restaurants, leisure centre and schooling.

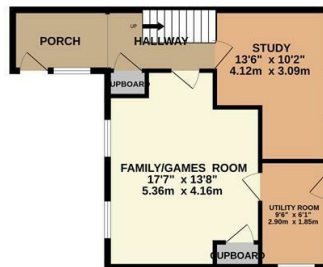




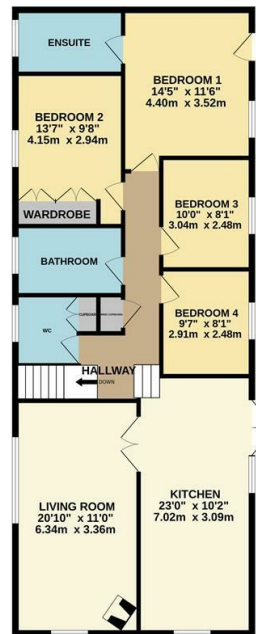
Close to the major road network links of the A14 and A45 leading to M1/M6. Access to London St Pancras is via local train stations approximately 20 mins drive and leading into the capital in under an hour.



GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
1176 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA: 1677 sq.ft. (155.8 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 misstatement. 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. Made with Metreage 3/2024.



### 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>		
(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>	75	83
	EU Directive 2002/91/EC	



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