



17 Springfield Avenue  
Thrapston, Northants NN14 4TJ



**Simpson & Partners**





Extended with enclosed garden and off road parking. This well presented three bedroom semi detached home is situated on the sought after Springfield development with lovely country walks on your door step and the town centre amenities a short walk away. Offered to the market with no onward chain and boasting ground floor extension to the rear and side to provide garden room/utility and cloakroom/wc and extended dining/kitchen. Further benefits include gas central heating and double glazing. Enter the property into the hallway and stairs rising to the first floor, double doors to the living room set to the front of the property with feature fireplace, door leads through to light and airy kitchen/dining room set to the rear with the kitchen being fitted with ample storage and space for range cooker with extractor fan above, space and plumbing for white goods. Opening through to garden room/utility room having units and space and plumbing for white goods and door to wc, door to garden. Patio doors lead from the dining area to the rear garden. To the first floor are three bedrooms with family bathroom fitted with a three piece suite comprising of bath with shower over, wash hand basin and wc with vanity storage. Externally to the front is a driveway and gravel area providing ample off road parking. To the rear is a low maintenance rear garden with patio area and steps leading to a further gravel area and timber shed shrub borders and enclosed with timber fencing and brick walling. Viewing is highly recommended to appreciated the size and location of this family home.

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Price £265,000



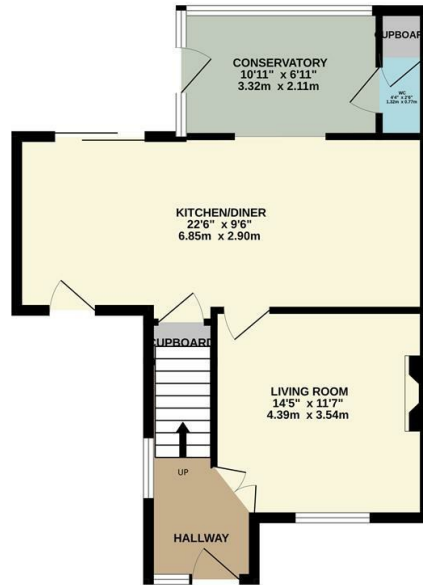




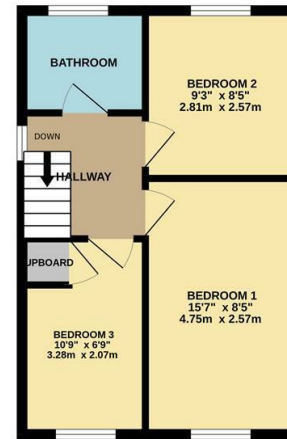
The market town of Thrapston offers many facilities to its residents including shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. The new Rushden Lakes development is just a short drive away and provides additional high-street shopping and a Waitrose 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  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (32.9 sq.m.) approx.

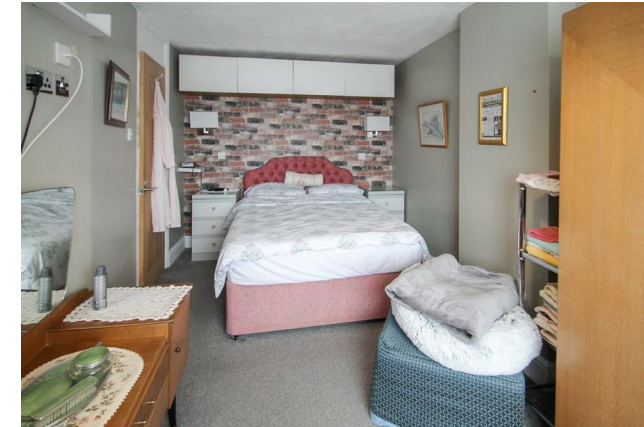


TOTAL FLOOR AREA: 852 sq.ft. (79.1 sq.m.) approx.

Whilst every effort 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 |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (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>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |





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