



15 Warren Bridge  
Oundle, PE8 4DQ



Simpson & Partners



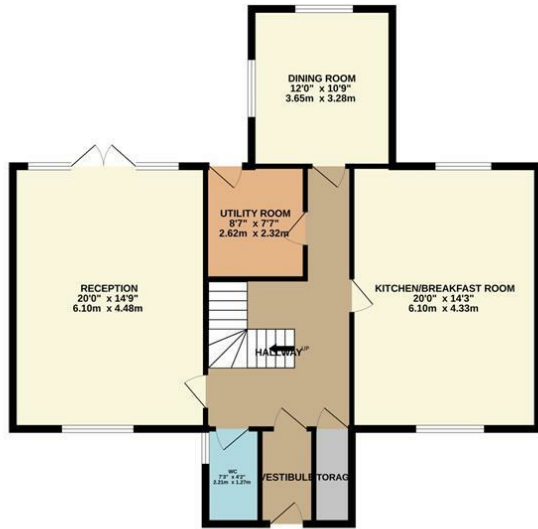
\*Available mid October 2024\* Sorry no pets\* This stunning six bedroom detached family home of stone construction with countryside views to the rear offers generous proportions with high quality fixtures and fittings. Spacious and flexible accommodation over three floors, recently refitted kitchen and large garden with office/annex 16'6 x 10' making this an ideal space to work from home. Further benefits include large gravel driveway providing ample off parking leading to a double garage with electric up and over door, power light and boiler. Enter the property into the porch with exposed stone wall and door to: reception hall, stairs rising to the first floor and doors to: cloakroom/wc, good sized dual aspect living room with patio doors leading out the rear garden, feature fireplace and LVP flooring utility room fitted with ample storage and plumbing for white goods, door to rear. Kitchen/breakfast room has been recently refitted to provide a good selection of units to include glass display cabinets and drawers, granite work surfaces, island unit, built in appliances to include AEG induction hob with two wok gas rings, AEG built in oven and microwave, integrated dishwasher and LVP flooring, dual aspect windows. To the rear is a separate dining room /snug with windows over looking the rear garden and continuation of flooring. To the first floor is a spacious galleried landing with stairs rising to the second floor and doors to: four good sized bedrooms with built in storage and en-suite to master, built in wardrobe to bedroom two and family bathroom fitted with a three piece suite having built in vanity storage. To the second floor are two further bedrooms, one with built in storage. SORRY NO PETS. Council tax band F, EPC rating D.

£2,500 Per Month

 6  3  3



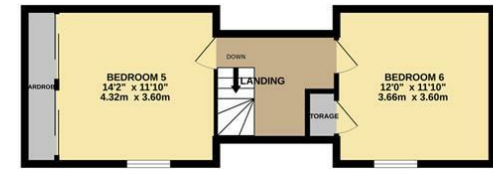
GROUND FLOOR  
1012 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR  
1013 sq.ft. (94.1 sq.m.) approx.



2ND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 2412 sq.ft. (224.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	74
(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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