



22 Siskin Road  
Thrapston, Northants NN14 4SN



**Simpson & Partners**





Perfectly positioned! Nestled and tucked away is this attractive, recently constructed by the renowned David Wilson homes, three double bedroom, three storey semi detached home. Located in this highly sought after residential area with local amenities, schools, leisure facilities and countryside walks on your door step. Finished to a high standard throughout and boasting off road parking to the front. Enter the property into the hallway which in turn leads through to the downstairs wc and living room having bay window to front and access through to rear lobby with stairs rising to the first floor and door to kitchen/dining room. The light and airy kitchen/dining room has double doors leading out to the enclosed rear garden, ample storage and built in oven with extractor fitted over. To the first floor are two double bedrooms with built in storage and served by modern family bathroom, door leads through to inner landing having stairs to the second floor. To the second floor is a good sized master bedroom with bespoke built in storage and dual aspect flooding the room with natural light and door to: en-suite shower room. Externally to the front is lawn and shrub garden with pathway to front door, parking to the side for two vehicles with electric car charging point. The rear garden is landscaped to provide lawn areas and raised borders, patio and timber shed, gated access to the driveway. Viewing is highly recommended.

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Price £290,000





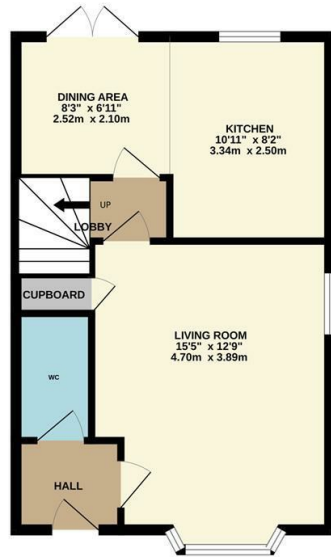


The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks.

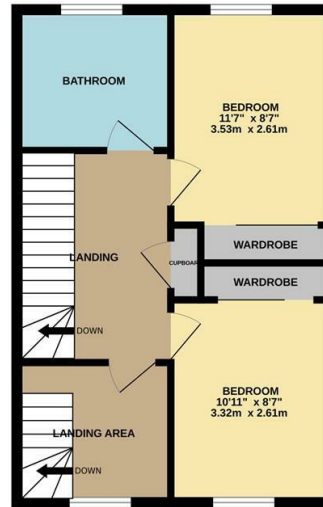
The new Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema and restaurants.



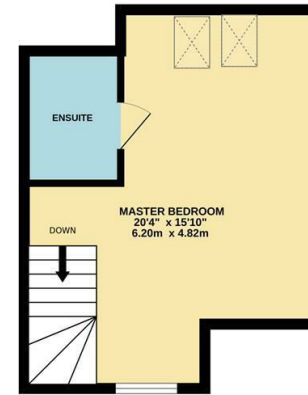
GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.2 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>		<b>95</b>
(81-91) <b>B</b>	<b>85</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>	EU Directive 2002/91/EC	





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