



2 Sandpiper Road  
Thrapston, Northants NN14 4SH



**Simpson & Partners**





Deceptively spacious modern home. This well presented 'David Wilson' home is situated on the sought after Nurseries Development with countryside walks on your door step and a short walk into the town centre where you will find many amenities. Boasting three bedrooms and en-suite facilities. The rear garden is enclosed with timber fencing having good sized patio, lawn area and timber shed. Enter the property into the hallway with doors to cloakroom, living room with dual aspect and patio doors to rear garden, lovely spacious open plan kitchen/dining room. The kitchen is fitted with a range of wall and base units with built in fridge/freezer, oven, hob and extractor fan, dishwasher, washing machine, tiled flooring and patio doors leading out to the rear garden. To the first floor is a spacious landing area ideal for office space and doors to three bedrooms with the master boasting built in wardrobe and en-suite shower room, family bathroom fitted with a three piece suite having shower over the bath. To the front of the property is a slate area with pathway to front door and block paved driveway providing off road parking. To the side is a further driveway and gated access to the rear garden. Viewing is highly recommended to appreciate the location and interior of this family home. EPC Rating B. Council Tax Band C.

 3

 2

 1

Price £289,995

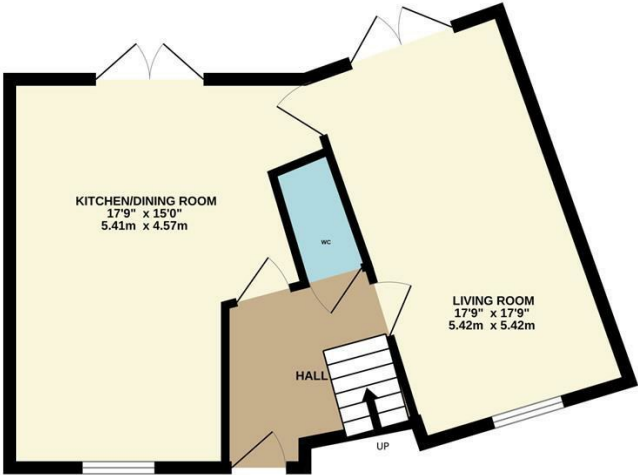




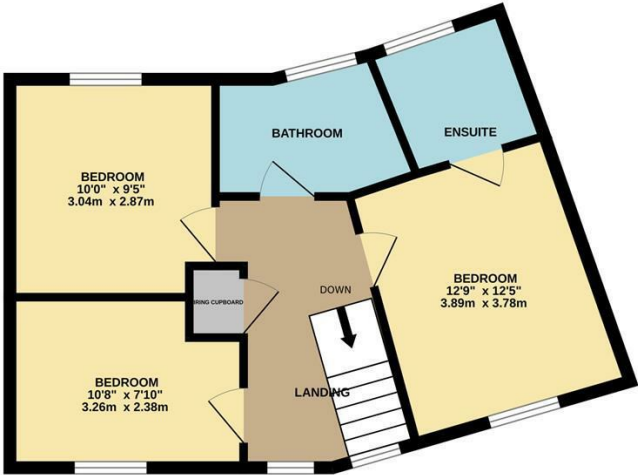
The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks. The new Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema and restaurants. Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6. The train stations are located in Kettering and Huntingdon giving access to the capital within the hour.



GROUND FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (85.0 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  
Made with Metropix ©2025



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	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Partners**

Making Every  
Journey Personal



01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ