



47, Sissinghurst Drive  
Thrapston, Northants NN14 4XQ



**Simpson & Partners**



Truly outstanding and recently updated executive detached home. Situated on the sought after Lazy Acre development and boasting ample off road parking and double garage. Just a short walk into the town centre where you will find many amenities and lovely country and riverside walks on your doorstep. The garden is a particular feature of the property offering a private aspect and ideal entertaining space. The current owners have redecorated throughout to provide a homely and contemporary feel throughout with the hub of the house being the open plan kitchen/dining/family room with patio doors and views over the garden. The spacious hallway has stairs rising to the first floor and doors leading to: downstairs wc, living room set to the front with feature fireplace and double doors leading through to the formal dining room, access to garden and open plan kitchen. The kitchen is fitted with ample storage units to include built in appliances and tiled flooring throughout, opening through to breakfast area having breakfast bar and space for relaxing, making this an ideal social space. Door leads through to useful utility room fitted with matching units and space and plumbing for white goods. To the first floor are four double bedrooms all boasting built in storage and the master affording en-suite shower room and four piece family bathroom serving the remaining bedrooms. The property sits on a generous plot with ample off road parking to the front, electric car charging point and double garage with up and over door, power and light connected. Gated access leads through to the enclosed private rear garden with patio area ideal for alfresco dining, lawn areas and decking having pergola and hot tub (available by separate negotiation). Enclosed by timber fencing. Viewing is highly recommended to appreciate this lovely detached home. Council Tax Band F.

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Price £485,000

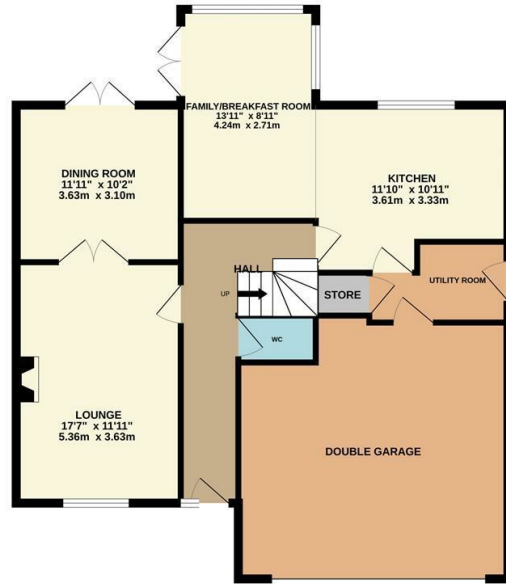


The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks. Leisure centre providing gym, and swimming pool. The new Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema and restaurants.

Thrapston is also 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  
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR  
923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 1911 sq.ft. (177.5 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>		
(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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