



39 Wagtail way  
Thrapston, Northants NN14 4GQ



**Simpson & Partners**



Perfectly positioned! Nestled and tucked away is this attractive, recently constructed by the renowned David Wilson homes, three bedroom end terrace 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, landscaped rear garden and en-suite facilities. Enter the property into the hallway which in turn leads through to the downstairs wc and living room and access through to kitchen/dining room. The light and airy kitchen/dining room has double doors leading out to the enclosed rear garden, ample storage and integrated oven, hob and extractor fan, fridge/freezer. Stairs rising to the first floor where you will find three bedrooms and modern fitted bathroom, the master bedroom having built in storage and en-suite shower room. Externally to the front is off road parking and gates access to the rear garden. The rear garden has been re landscaped by the current owners to provide a covered patio area set immediately to the rear of the house providing outdoor living, gravel area, lawn area and timber shed. Viewing is highly recommended to appreciate the location and interior of this lovely home. EPC Rating B. Council Tax Band C.

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Price £280,000

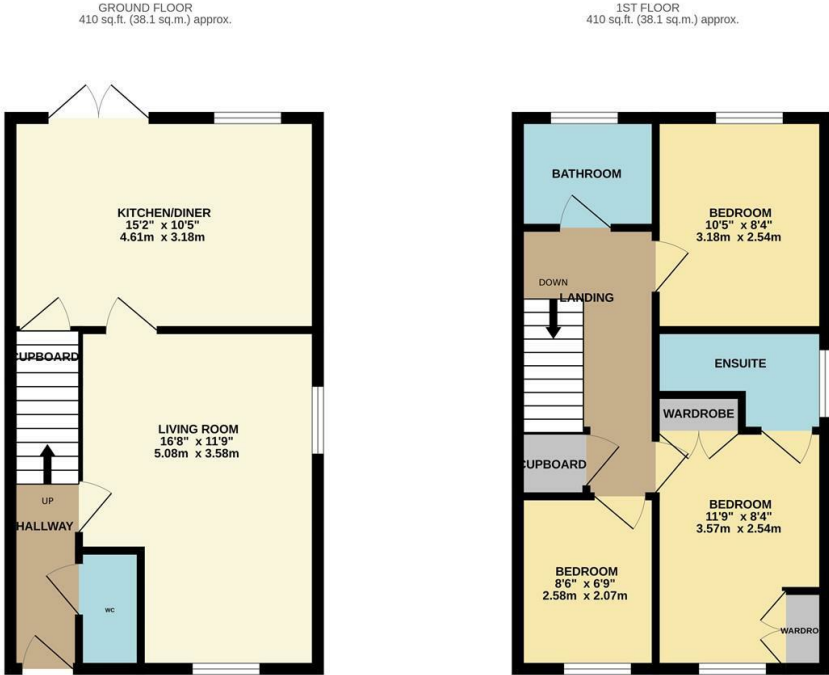


The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks. Leisure centre providing gym, and swimming pool. The new Rushden Lakes development is a short drive away providing many amenities to include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

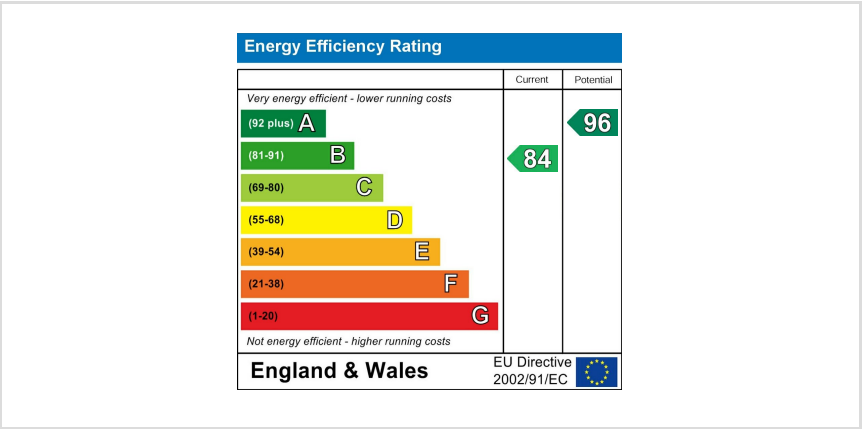


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TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

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