



92 Kingfisher Road
Thrapston, Northants NN14 4GP



Simpson & Partners



Situated on the sought after 'Nurseries' development in the market town of Thrapston with countryside walks on your doorstep and a local amenities available in the town. This well presented three bedroom 'David Wilson' town house boasts off road parking and enclosed garden. Further benefits include en-suite to master bedroom and downstairs wc. Enter the property into the hallway with door to cloakroom, living room having bay window to the front and useful downstairs cupboard, inner hallway with stairs rising to the first floor. Kitchen/dining room set to the rear fitted with ample storage and built in appliances to include oven, hob and extractor fan, fridge/freezer, washing machine and dishwasher and patio doors leading out to the rear garden. To the first floor are two bedrooms with family bathroom. To the second floor is the master bedroom affording built in storage and en-suite shower room. Externally to the front is allocated parking for two cars. The rear garden is enclosed with timber fencing and mainly laid to lawn with patio area to rear of the house and pathway leading to further patio area to the rear. Viewing is highly recommended. Council Tax Band C. EPC Rating B.

 3  2  1

Offers In Excess Of £270,000



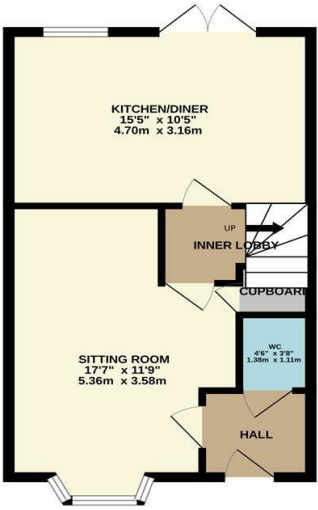
The market town of Thrapston offers many facilities to its residents including shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. The new Rushden Lakes development is just a short drive away and provides additional high-street shopping and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants.

Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6 and train stations in Kettering, Corby, Huntington and Peterborough allow access to the capital within the hour.

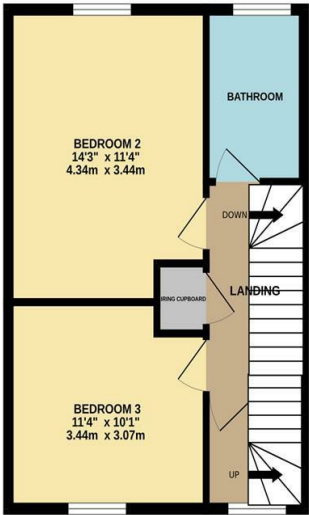


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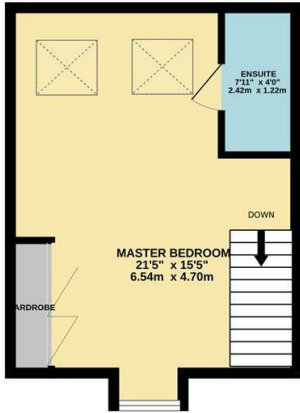
GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



FIRST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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) A		96
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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