



14 Wagtail Way
Thrapston, NN14 4GQ



Simpson & Partners



Location and interior to impress! This well presented four bedroom home is situated on the sought after 'Nurseries' development with lovely countryside walks on your door step and a short walk into the town centre and all amenities available. Further benefits include off road parking and oversized garage, as well as study making this ideal for home working. Enter the property into the hallway with stairs rising to the first floor and doors to: study/gym, living room with box bay window to the front flooding the room with natural light, kitchen/dining room set to the rear opening through to dining area and having patio doors leading out to the rear garden. The kitchen is fitted with ample storage and integrated appliances as well as breakfast bar area, door leads through to useful utility room, downstairs wc completes the ground floor accommodation. To the first floor are four good sized bedrooms with the master affording built in storage and en-suite shower room, bedroom two also boasts built in storage. Externally to the front is shrub planted garden with pathway to front door, driveway to side providing ample off road parking leading to a tandem length garage, gated access leads to the rear garden. The rear garden is mainly laid to lawn with patio area and timber shed. Viewing is highly recommended to appreciate the location and interior of this family home. EPC Rating B. Council Tax Band F.

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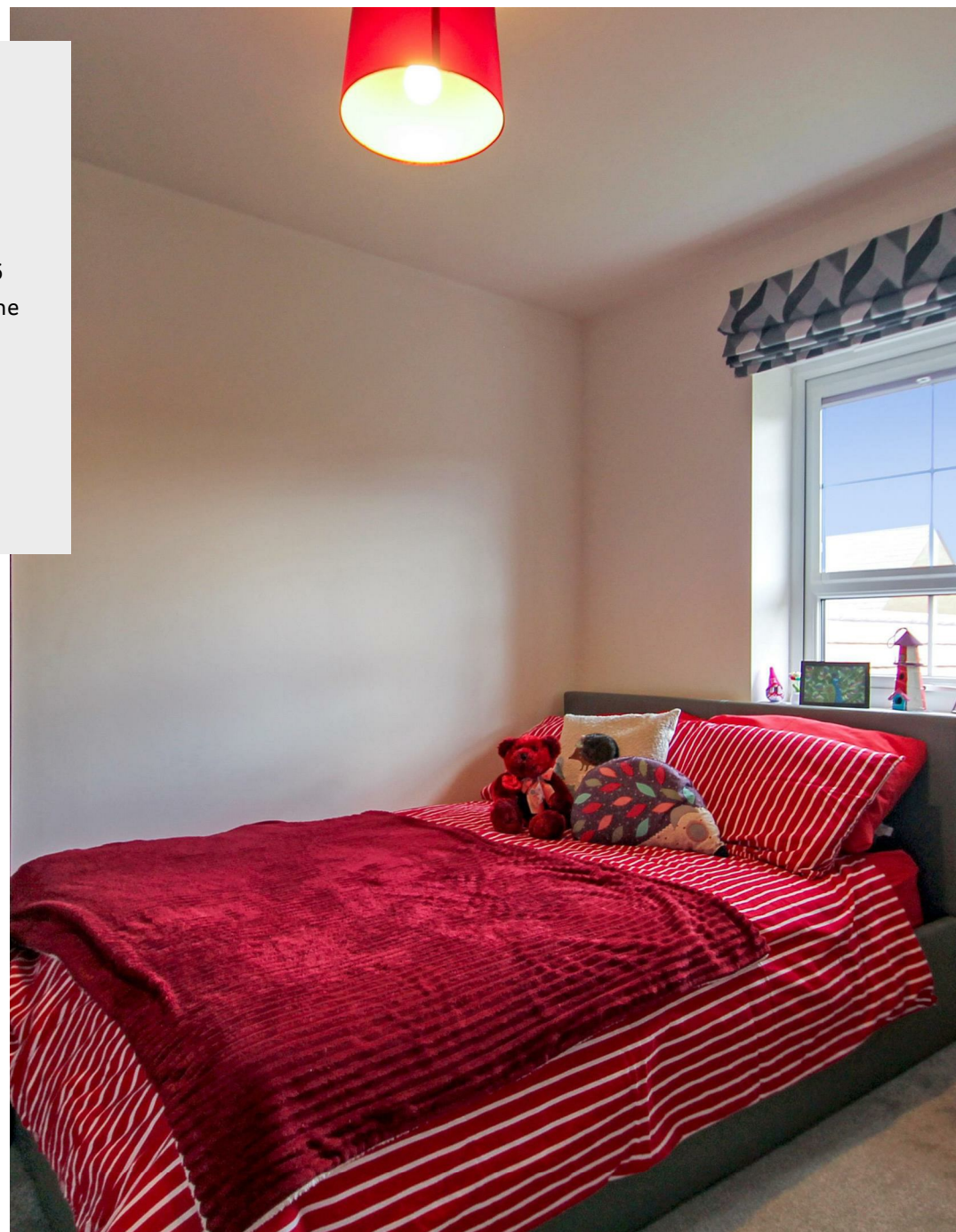
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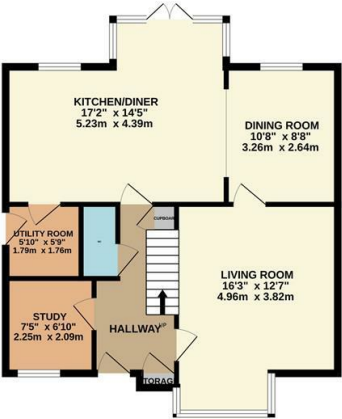
Price £445,000



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, Huntingdon and Peterborough allow access to the capital within the hour.



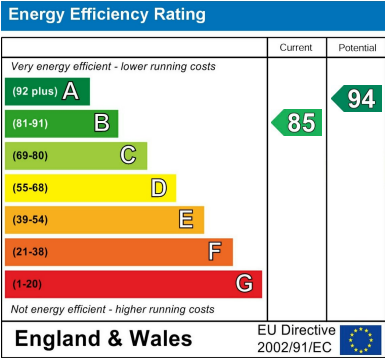
GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.2 sq.m.) approx.
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