



16 Sissinghurst Drive
Thrapston, Northants NN14 4XQ



Simpson & Partners

****Available immediately**** Simpson and Partners are pleased to offer to the market this four bedroom semi-detached townhouse situated on the Lazy Acre development in the market town of Thrapston. Benefits include landscaped garden, en-suite facilities to master bedroom and bedroom two. The accommodation comprises: entrance hall, two bedrooms, bathroom and utility room, to the first floor is a lounge/diner and kitchen/breakfast room and to the second floor are two further bedrooms with en-suite facilities. Externally the property boasts off road parking for two cars and enclosed garden. Available immediately. Pets considered (please note that the Landlord may charge an extra £25-£50 per month per pet). EPC rating C, council tax band D.

£1,400 PCM



4



2



2





GROUND FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 1244 SQ.FT. (115.5 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

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		
(81-91) B		85
(69-80) C	72	
(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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