

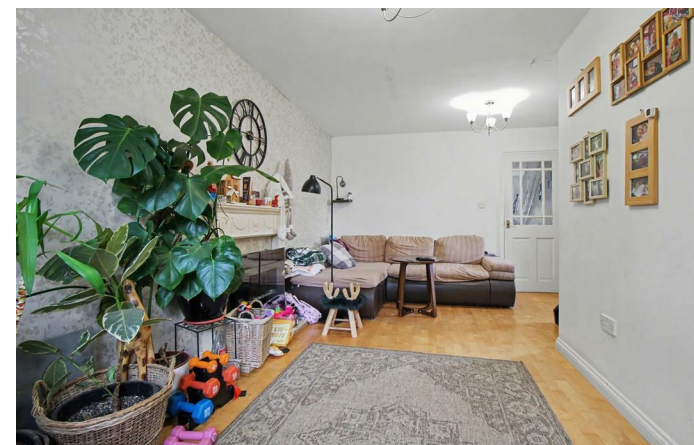


21 Grove Road
Thrapston, NN14 4JX

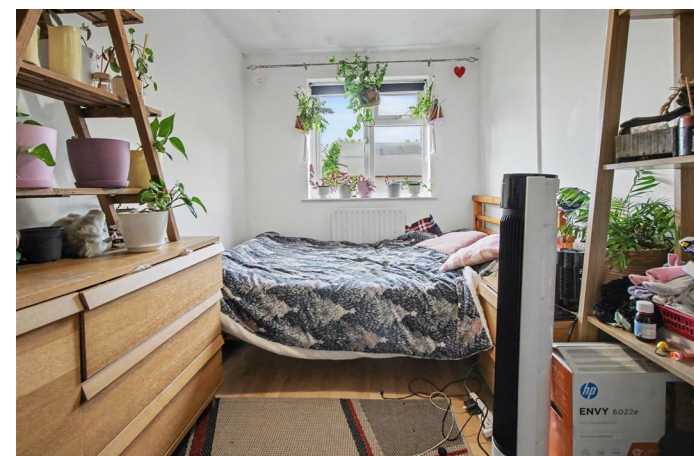


Simpson & Partners

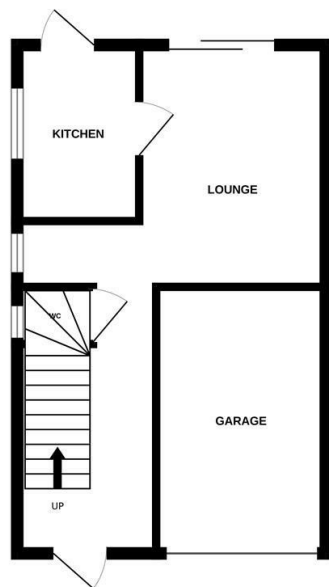
This well-presented three bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. The accommodation on offer has an entrance hall with access to a convenient guest WC. The ground floor further comprises a lounge and a well-appointed kitchen, providing a great space for both everyday living and entertaining. To the first floor, the landing leads to three double bedrooms, with the main bedroom benefiting from its own en-suite. A family bathroom serves the remaining bedrooms. Externally, the property has a two-tier rear garden, featuring a patio area to the lower level—perfect for outdoor dining—leading up to a laid lawn. The garden is fully enclosed by a timber fence surround, offering a good degree of privacy. Call now to book a viewing!



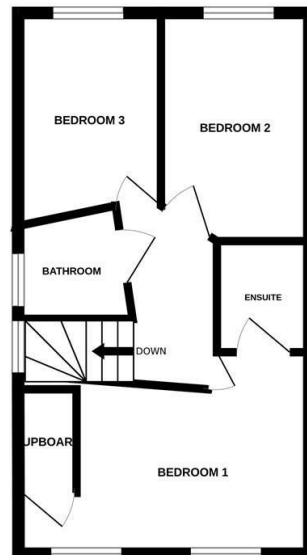
£244,500



GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 for 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		
(69-80) C		79
(55-68) D	62	
(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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