



2, West Bank Main Street
Old Weston, PE28 5LJ



Simpson & Partners



Rural living at its best. This lovely semi detached home is set on a good sized plot extending to 0.20 acre and having potential to extend subject to local planning consent. Situated in the sought after rural village of Old Weston having lovely countryside walks on your door step. Further benefits include three bedrooms and private gardens. Enter the property into the hallway with stairs rising to the first floor and doors to; living room with dual aspect and feature fireplace and built in storage, downstairs shower room fitted with a double shower, low level wc and wall hung wash hand vanity unit with drawers. The kitchen is fitted with storage units, inset oven and hob with extractor fitted over, space for washing machine and door to garden. To the first floor are three bedrooms with built in storage to two bedrooms. Externally the property sits on an extensive plot with ample off road parking with EV charger and private garden to the rear backing onto open countryside. The rear garden is mainly laid to lawn with mature trees and planting, patio area, oil tank and shed. Viewing is highly recommended to appreciate this lovely rural home. Council Tax Band B. EPC Rating E.

 3

 1

 1

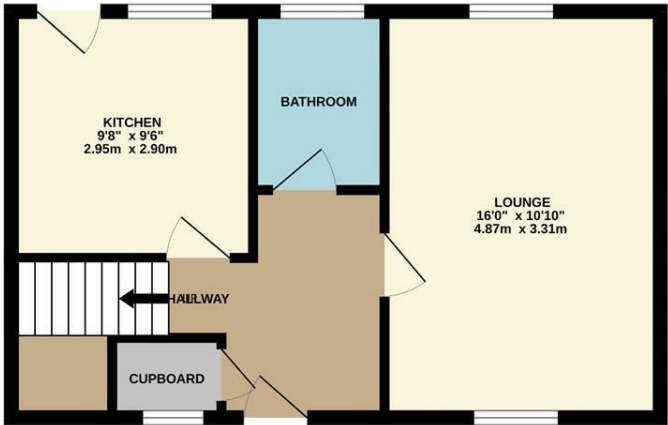
Price £325,000



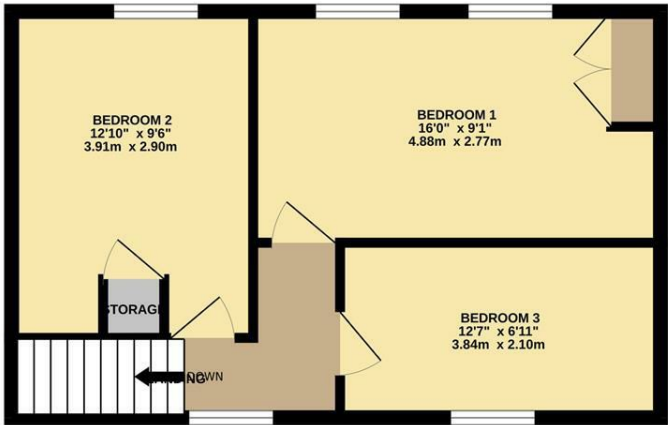
The village of Old Weston has many countryside walks on your door step and the towns of Kimbolton and Oundle are a short drive away providing many further amenities to include shops, restaurants, pubs and schooling. The train station is located in St Neots getting into the capital in an hour. The major road network links of the A14 and A45 leading through to the A1/M1 and M6 are conveniently located.



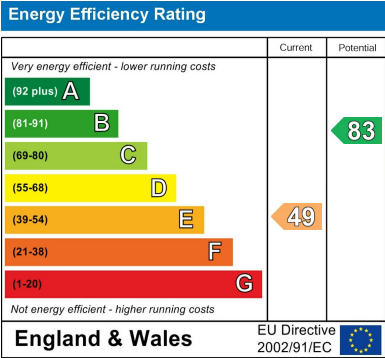
GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 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
Made with Metropix ©2025



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ