



53 Huntingdon Road  
Thrapston, Northamptonshire NN14 4NF



**Simpson & Partners**



Character property with generous rear garden providing parking and garage to the rear. This characterful home offers spacious accommodation with three bedrooms, two reception rooms and useable cellar. Situated in the heart of the market town of Thrapston within walking distance to all amenities and countryside walks on your doorstep. A particular feature of the property is the larger than average private garden with access from Winding Way providing off road parking. Enter the property into a reception hall/study with beam to ceiling, feature fireplace and door leading down to the cellar which would provide a useful storage room. Opening to inner hallway with stairs rising to the first floor and door to kitchen/breakfast room fitted with a range of storage units, space and plumbing for white goods, French doors to rear garden and doors to: living room with two windows to the front, feature fireplace with wood burner and cloakroom/boot room. To the first floor are three good sized bedrooms served by a family bathroom having shower over the bath. Externally to the front is a picket fence front garden with steps leading up to the front door. The rear garden offers a private aspect with patio area and raised bed with steps leading up to seating area planted with mature shrubs and trees, brick outhouse, lawn with summer house, garden pond and to the rear is off road parking, garage and timber gates leading to Winding Way. Viewing is highly recommended to appreciate the potential on offer. Council Tax Band B. EPC Rating D.

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Price £280,000

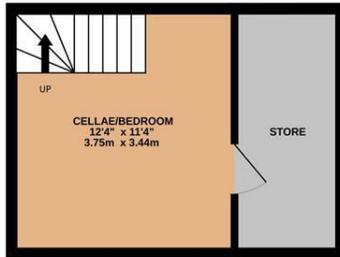


The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks. Leisure centre providing gym, and swimming pool. The new Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema and restaurants.

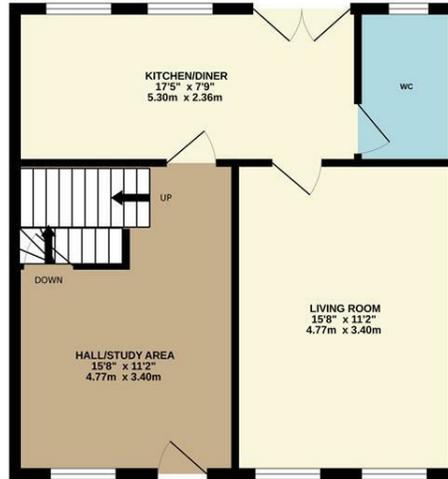
Thrapston is also conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6. The train stations are located in Kettering and Huntingdon giving access to the capital within the hour.



**BASEMENT**  
206 sq.ft. (19.1 sq.m.) approx.



**GROUND FLOOR**  
522 sq.ft. (48.5 sq.m.) approx.



**1ST FLOOR**  
481 sq.ft. (44.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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