



7 Spinney Close
Thrapston, Northants NN14 4LB



Simpson & Partners



Extended to the rear and boasting detached garage. This well presented three bedroom semi detached bungalow is situated in the heart of the market town of Thrapston within walking distance to all amenities available and countryside walks close by. Further benefits include off road parking and carport leading to a detached garage. The property has been extended to the rear to provide two further bedrooms and wc. Enter the property into the hallway with doors to: kitchen set to the front fitted with ample storage and space for cooker and white goods, living room having feature fireplace and window to front. Bedroom two and wet room with electric shower, wash hand basin and wc. Dining room gives access to rear lobby, wc and two further bedrooms with the master bedroom boasting patio doors to the rear garden. Externally to the front is a low maintenance front garden with shrub border, driveway to side providing ample off road parking and gates lead to carport area, rear garden and garage. The garage has up and over door, power and light connected and window to side. The rear garden is enclosed with timber fencing, lawn area and patio. Viewing is highly recommended. Council Tax Band B.

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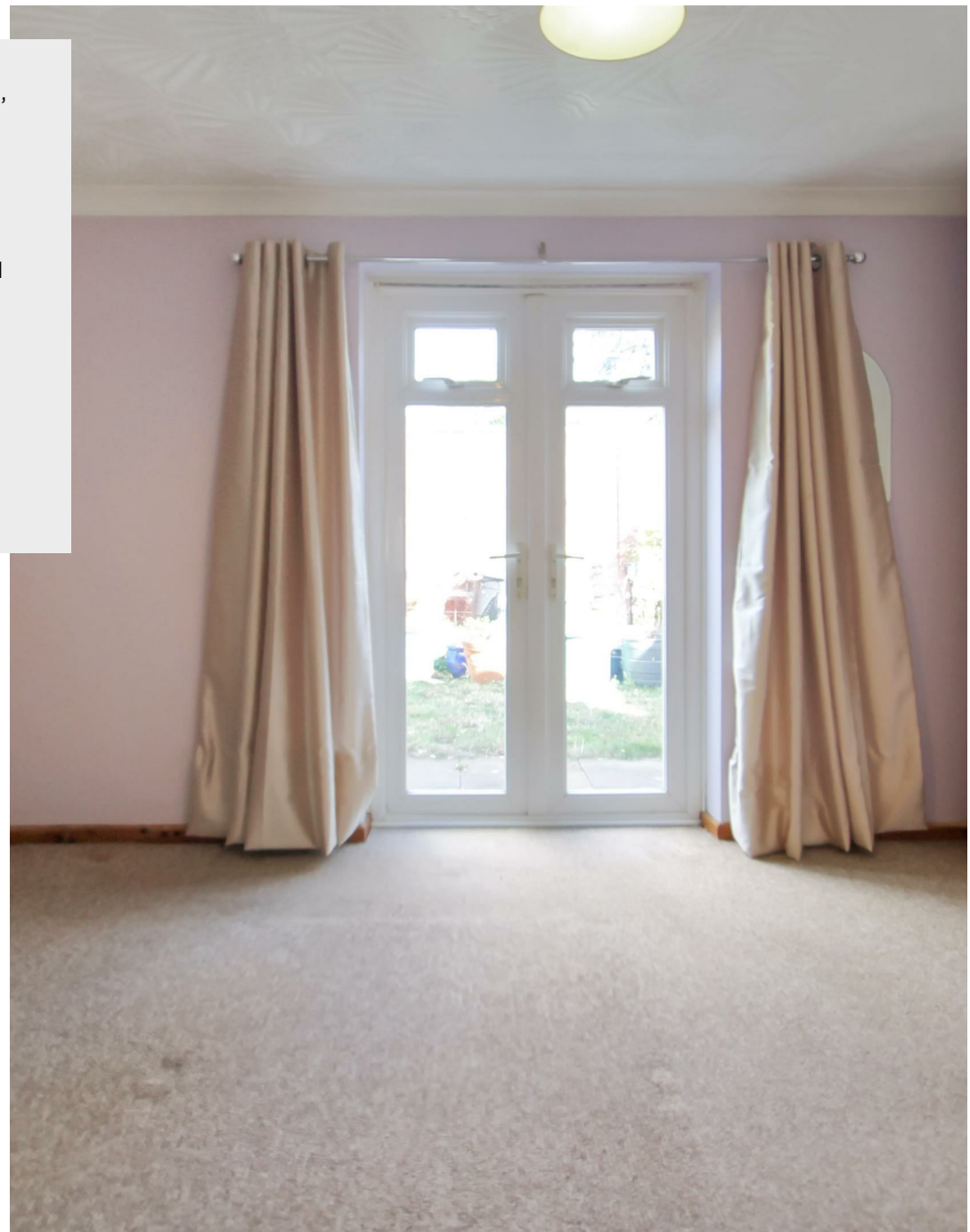
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Price £200,000

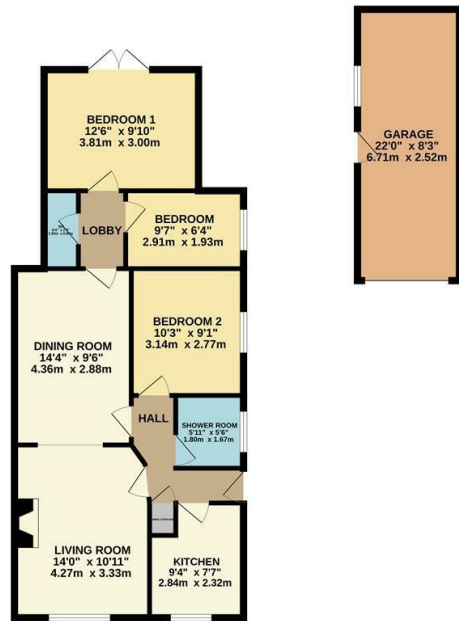


The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks. Leisure centre providing gym, and swimming pool. The new Rushden Lakes development is a short drive away providing many amenities to include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



GROUND FLOOR
925 sq. ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq ft (86.0 sq m) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and are responsibility to those 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 purchase. 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		
(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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