



25 Clare Drive  
Thrapston, Northants NN14 4TA



**Simpson & Partners**



Location Location Location! This well presented semi detached home is situated on the sought 'Springfield' estate with fabulous views over the nature reserve to the rear. Close to all local amenities in the town. Boasting two double bedrooms and off road parking and offered to the market with no onward chain. Further benefits include gas central heating, loft insulation and double glazed windows. Enter the property into porch with door to living room, stairs rising to the first floor and feature fireplace. Kitchen/dining room set to the rear with patio doors leading out to the rear garden, kitchen is fitted with ample storage and built in oven, hob and extractor fan, integrated slim line dishwasher, space and plumbing for washing machine and fridge/freezer. To the first floor are two double bedrooms served by a family bathroom with shower over the bath. Externally to the front is a driveway providing off road parking and giving access to the rear garden. The front garden is laid to lawn with dwarf brick wall and shrubs. The rear garden offers a private aspect with views over open countryside and the nature reserve, mainly laid to lawn with timber shed and patio area set immediately to the rear of the house. Viewing is highly recommended to appreciate the location and interior of this lovely home. Council Tax Band B. EPC Rating C.



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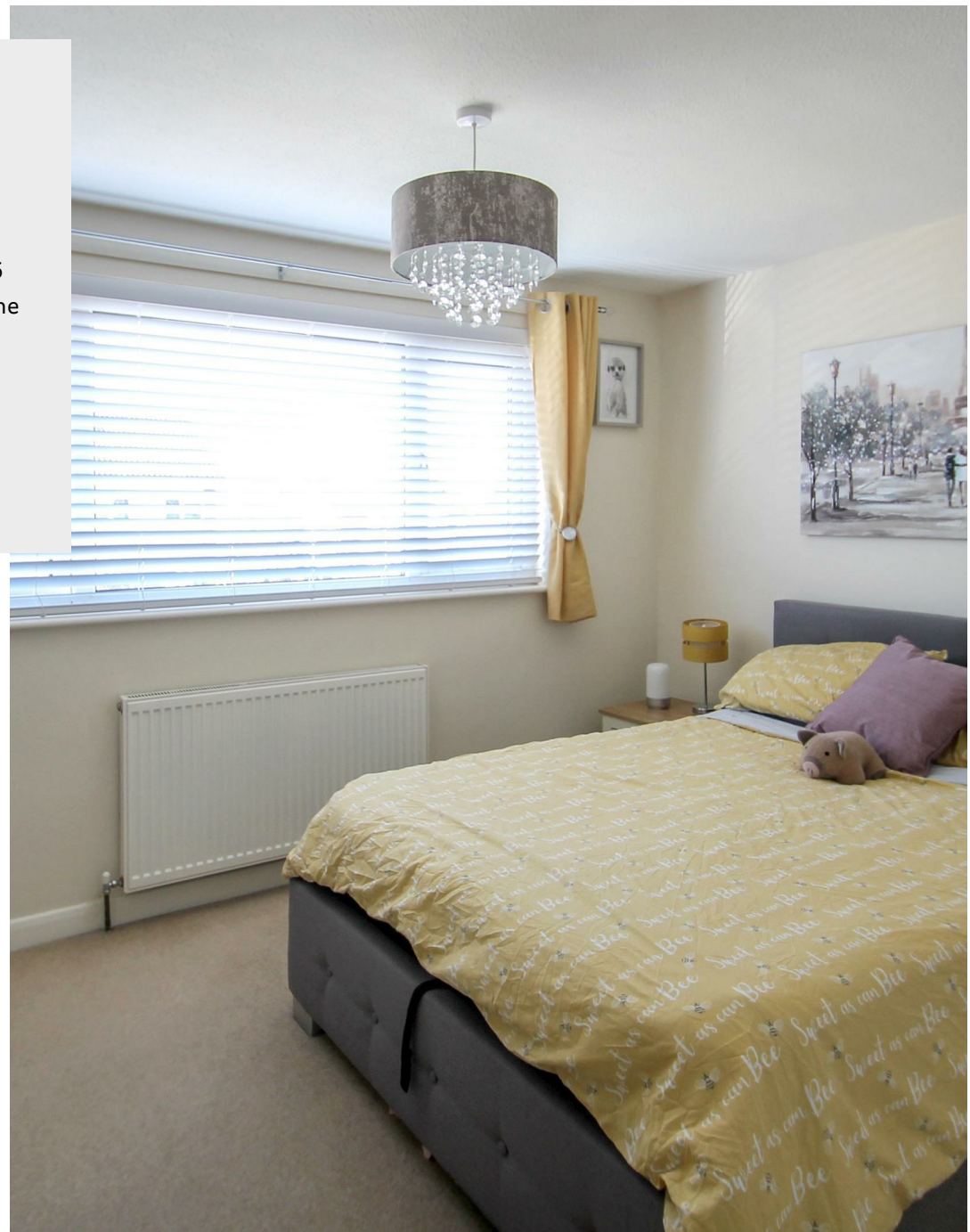


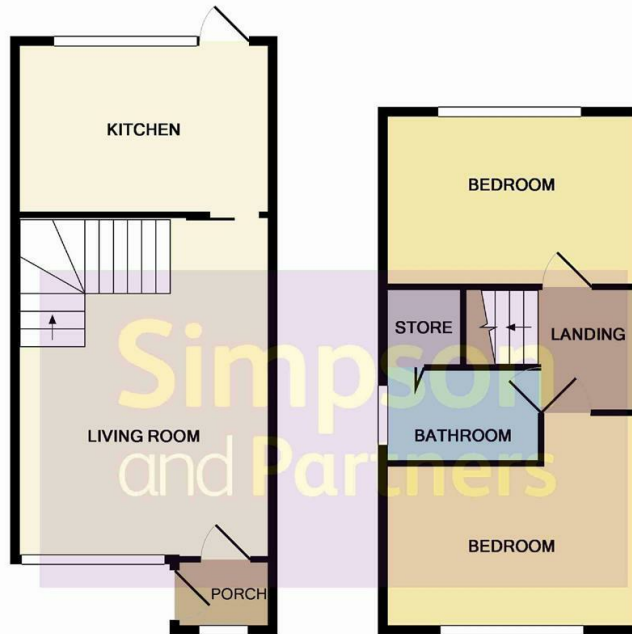
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Price £235,000



The market town of Thrapston offers many facilities to its residents including shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. The new Rushden Lakes development is just a short drive away and provides additional high-street shopping and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants. Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6 and train stations in Kettering, Corby, Huntington and Peterborough allow access to the capital within the hour.





GROUND FLOOR  
APPROX. FLOOR  
AREA 359 SQ.FT.  
(33.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 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 misstatement. 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>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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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01832 731222

[thrapston@simpsonandpartners.co.uk](mailto:thrapston@simpsonandpartners.co.uk)

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

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