



72, Springfield Avenue
Thrapston, Northants NN14 4TN



Simpson & Partners

Occupying a desirable position within the sought-after market town of Thrapston, this attractive semi-detached residence is offered to the market with the added benefit of no onward chain, making it an ideal opportunity for a smooth and straightforward purchase.

Tucked away within a peaceful cul-de-sac setting, the property enjoys a quiet yet convenient location, within easy walking distance of well-regarded local schools, a variety of shops, and everyday amenities.

The accommodation is both versatile and well-proportioned throughout. Upon entering, you are welcomed by an entrance hall with a convenient cloakroom/WC. The former garage has been thoughtfully converted, providing a flexible additional reception room or ground-floor bedroom to suit a range of lifestyles. Further living space includes a dining room, a comfortable living room, a fitted kitchen, and a bright living/family area with doors opening onto the rear garden — perfect for relaxing or entertaining.

To the first floor are three bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A stylishly refitted family bathroom serves the remaining bedrooms.

Externally, the property features an enclosed rear garden, mainly laid to lawn, offering a private outdoor space for families and social gatherings. To the front, a double-width driveway provides ample off-road parking.

Early viewing is highly recommended to fully appreciate the space, flexibility, and excellent location this home has to offer.

EPC Rating: C. Council Tax Band: B.

£285,000



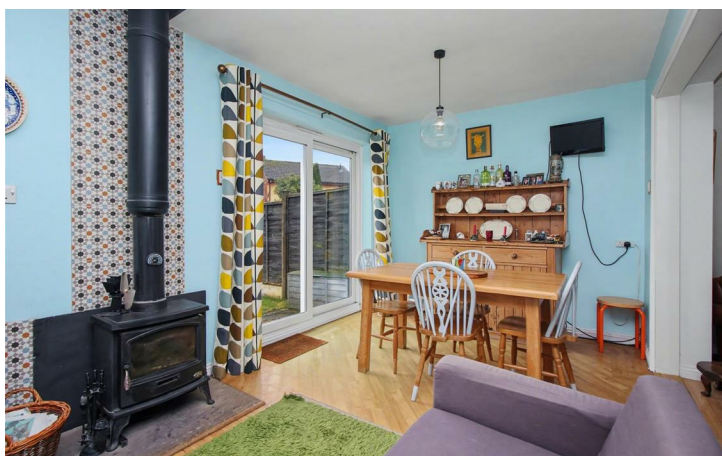
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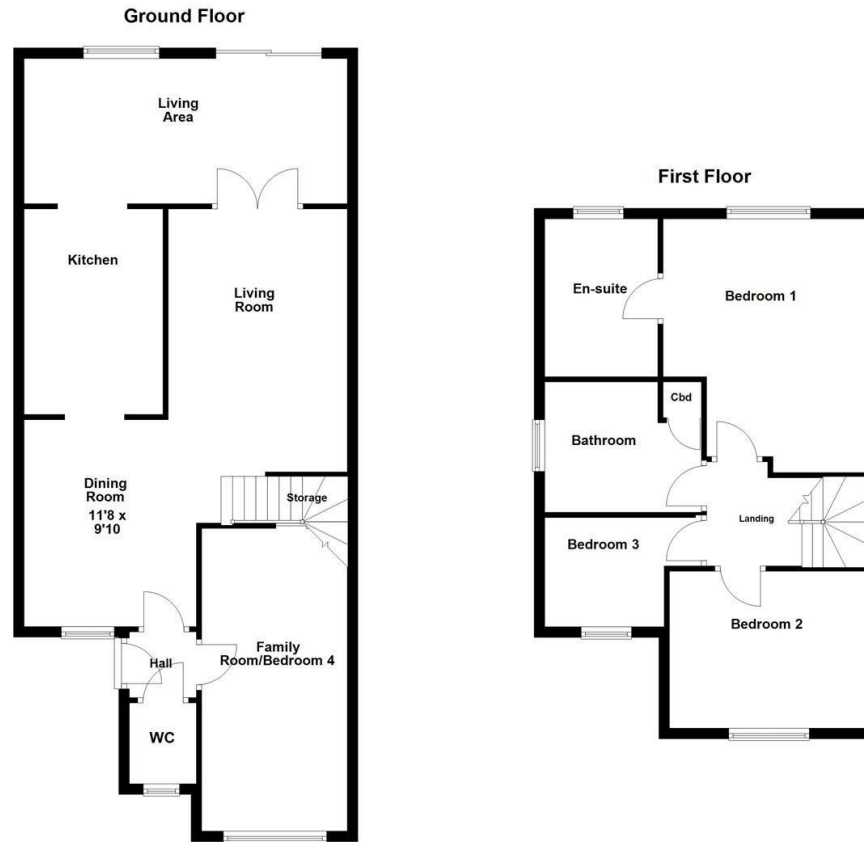


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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