



22 Station Road  
Thrapston, NN14 4RW



**Simpson & Partners**



Occupying a pleasant position within the highly sought-after Sidings development is this immaculately presented two bedroom residence, offered to the market in exceptional condition throughout. Formerly the development's show home, this impressive property enjoys a desirable location within the thriving market town of Thrapston, with its excellent range of local amenities, schooling and transport links.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall, providing access to a convenient downstairs cloakroom/WC. The contemporary fitted kitchen is beautifully appointed, while to the rear of the property the spacious living/dining room provides the perfect setting for both everyday living and entertaining, with ample space for dining and relaxing.

To the first floor are two generously proportioned double bedrooms, both enjoying plenty of natural light, together with a stylish family bathroom finished to a high standard.

Externally, the property continues to impress with a beautifully established rear garden, predominantly laid to lawn and complemented by a selection of attractive seating and entertaining areas, creating an ideal space to enjoy throughout the warmer months. Further benefits include double length parking located beneath the neighbouring coach house.

Homes of this quality and presentation are always in strong demand, and an early viewing is highly recommended to fully appreciate everything this superb home has to offer.

£225,000



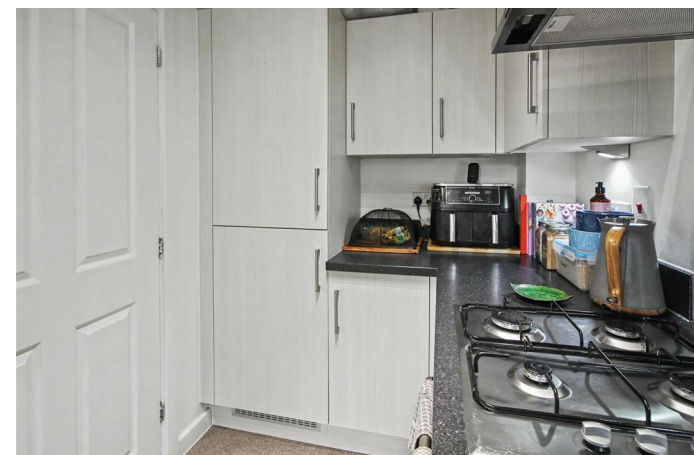
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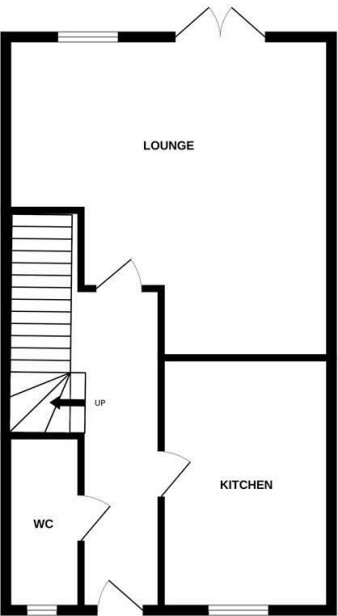
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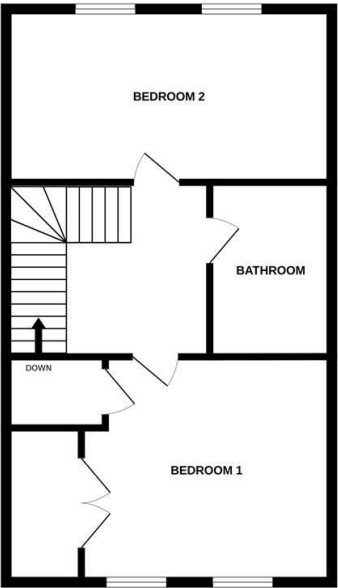
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GROUND FLOOR



1ST FLOOR



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





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