



83 Huntingdon Road

Thrapston, NN14 4NF



Simpson & Partners

A charming Grade II Listed stone cottage, ideally positioned within easy reach of Thrapston town centre. Arranged over three floors, this attractive three-bedroom home blends a wealth of period character with well-considered modern living.

#### The Property

The main reception room is arranged over split levels, creating two distinct yet connected living spaces, both enjoying front-facing windows and exposed stonework. The lower sitting area is centred around an impressive inglenook fireplace with working open fire and stone hearth, while the enclosed staircase adds to the cottage's original character.

From the reception room, the property opens into a vaulted rear extension forming a spacious kitchen/dining room, fitted with oak-effect units and Corian worktops. Integrated appliances include an eye-level oven and grill, five-burner gas hob and dishwasher. There is ample space for dining, with doors opening onto the rear courtyard, and a separate utility/laundry room provides further storage and appliance space.

The ground floor is completed by a generous four-piece family bathroom featuring a bath, double shower, vanity storage and concealed WC.

On the first floor are two bedrooms, one currently used as a study, both benefitting from built-in wardrobes. Stairs rise to the second-floor principal bedroom, which features an open dressing area, bespoke fitted wardrobes, exposed beams, a dormer window and an en-suite WC with wash basin.

#### Outside

To the front is a well-stocked cottage garden enclosed by picket fencing. The rear offers a private courtyard and raised patio area, along with a detached double brick garage with power and lighting. Off-road parking is accessed via Winding Way.

Early viewing is strongly recommended.

Offers In The Region Of £310,000



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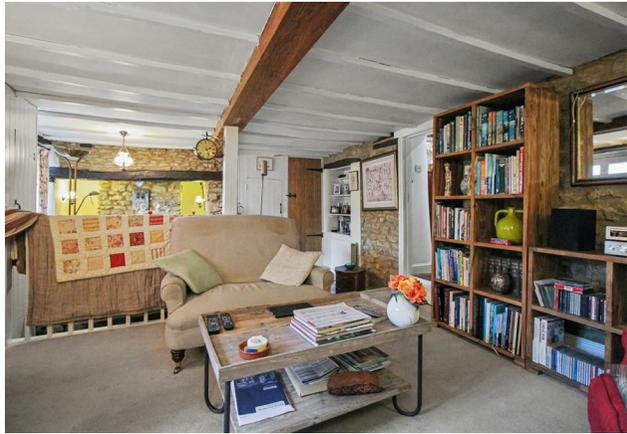
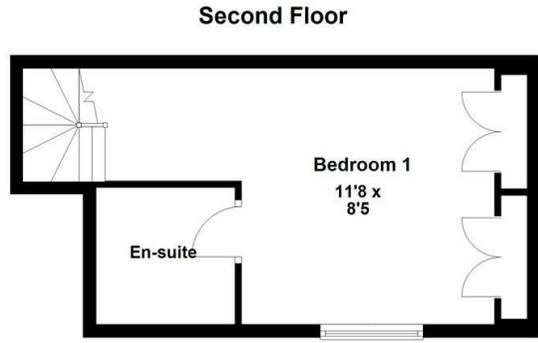
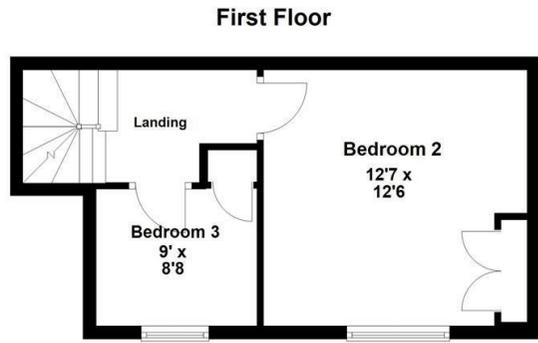


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient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



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