



16 Warwick Gardens  
Thrapston, NN14 4XB



**Simpson & Partners**

\*\*\*NO UPWARD CHAIN\*\*\* Occupying an enviable position within the highly regarded Lazy Acre development, this impressive three-bedroom detached home is beautifully presented throughout and perfectly suited to modern family living and offered with NO CHAIN.

Set within a peaceful cul-de-sac, the property enjoys a quiet yet convenient location, just a short stroll from local schools, shops, and everyday amenities—making it an ideal choice for those seeking both comfort and accessibility. The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall and a useful cloakroom/WC. At the heart of the home lies a stylish, contemporary kitchen/dining room, ideal for both relaxed family meals and entertaining, complemented by a separate utility room for added practicality. The spacious living room provides a warm and inviting setting, with doors opening out to the rear garden, creating a lovely flow between indoor and outdoor spaces. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom complete with fitted wardrobes and a sleek en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom. Outside, the property continues to impress with a private and mature rear garden, predominantly laid to lawn and offering an excellent space for relaxation or outdoor entertaining. To the front, a driveway provides ample off-road parking and leads to a detached garage. Combining a desirable location with well-balanced accommodation, this superb home is not to be missed. Early viewing is highly recommended.

Offers Over £300,000



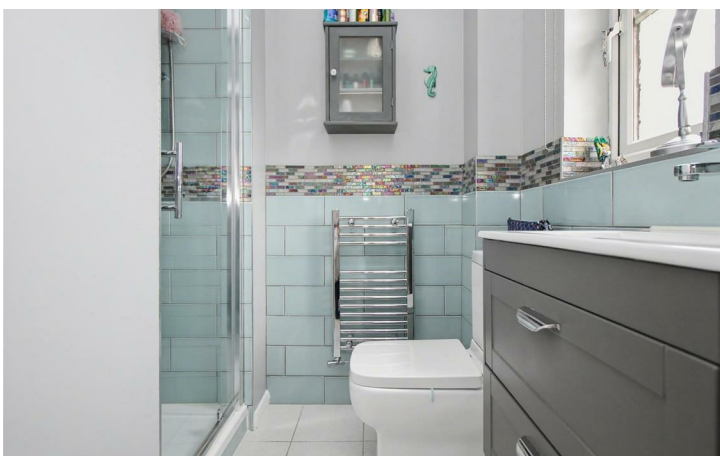
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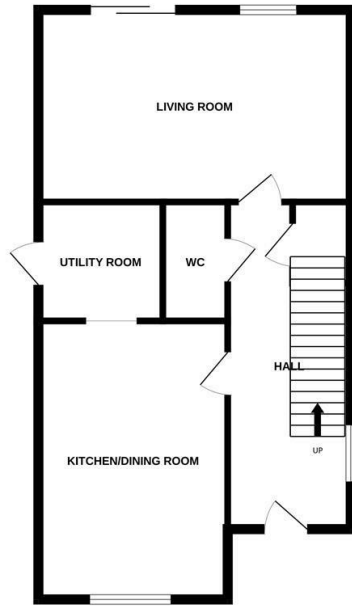
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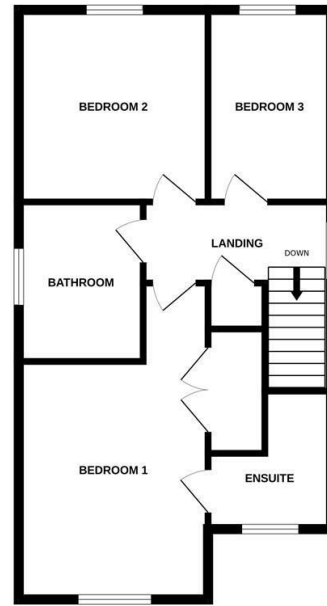
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GROUND FLOOR



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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