



13 Wagtail Way
Thrapston, Northants NN14 4GQ



Simpson & Partners



Perfectly positioned! Nestled and tucked away is this attractive, three bedroom semi detached home constructed by the renowned 'David Wilson' homes. Located in this highly sought after residential area with local amenities, schools, leisure facilities and countryside walks on your door step. Finished to a high standard throughout and boasting off road parking to the front. Further benefits include en-suite to master bedroom and enclosed rear garden. Enter the property into the hallway with doors to downstairs wc, living room set to the front with door leading through to kitchen/dining room fitted with ample storage and built in appliances to include oven, hob and extractor fan and fridge/freezer, breakfast bar area and patio doors to the rear garden. To the first floor are three bedrooms with the master affording en-suite shower room and family bathroom with shower over the bath. Externally to the front is allocated parking for two cars, gated access leads to the enclosed rear garden which is laid to lawn with patio area. Viewing is highly recommended. Council Tax Band B. Council Tax Band C.

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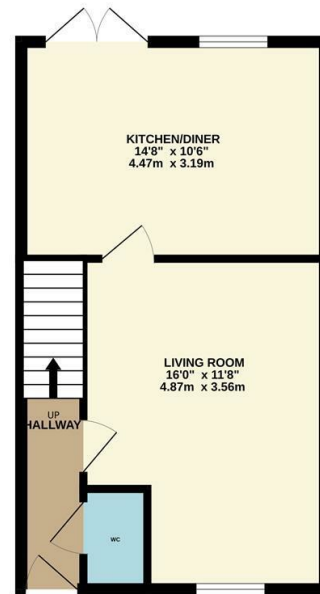
Offers In Excess Of £240,000



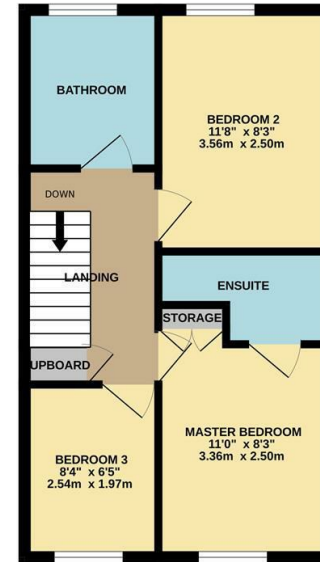
The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks. The new Rushden Lakes development is a short drive away providing many amenities to include shopping, cinema and restaurants. Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6. The train stations are located in Kettering and Huntingdon giving access to the capital within the hour.



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

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 mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such for any prospective purchase. 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) A		96
(81-91) B	84	
(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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