



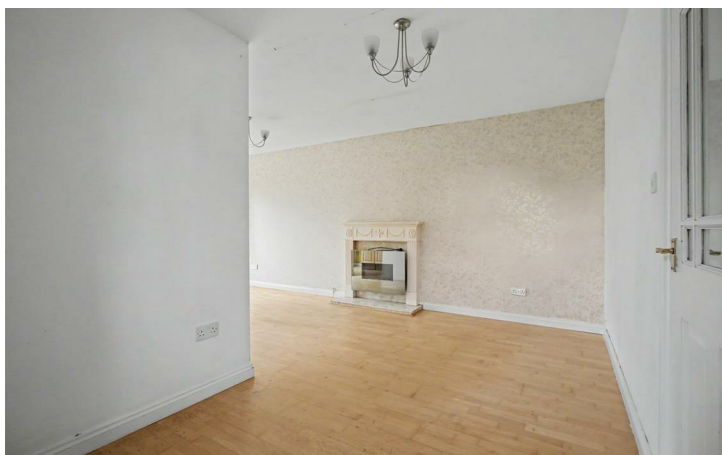
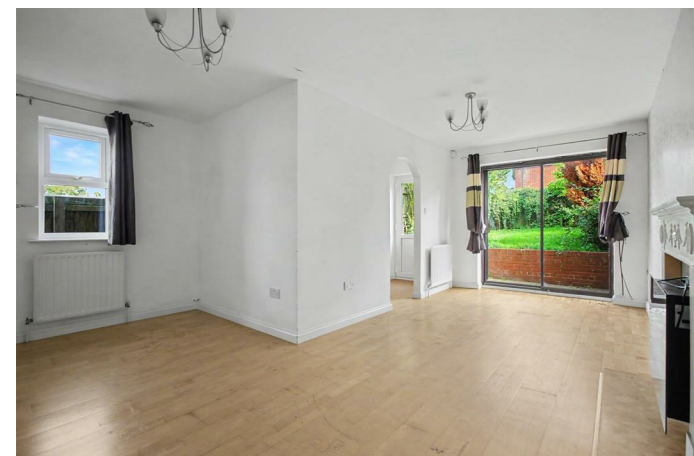
21 Grove Road
Thrapston, NN14 4JX



Simpson & Partners

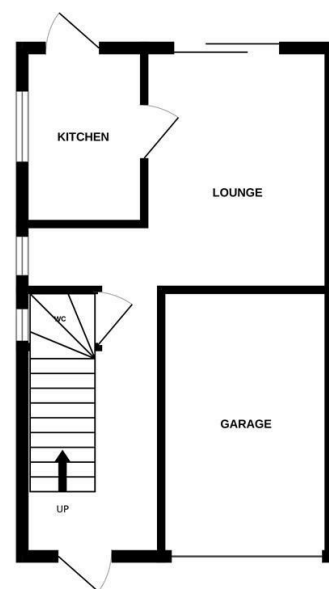
This well-presented three bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. The accommodation on offer has an entrance hall with access to a convenient guest WC. The ground floor further comprises a lounge and a well-appointed kitchen, providing a great space for both everyday living and entertaining. To the first floor, the landing leads to three double bedrooms, with the main bedroom benefiting from its own en-suite. A family bathroom serves the remaining bedrooms. Externally, the property has a two-tier rear garden, featuring a patio area to the lower level—perfect for outdoor dining—leading up to a laid lawn. The garden is fully enclosed by a timber fence surround, offering a good degree of privacy. Call now to book a viewing!

£244,500

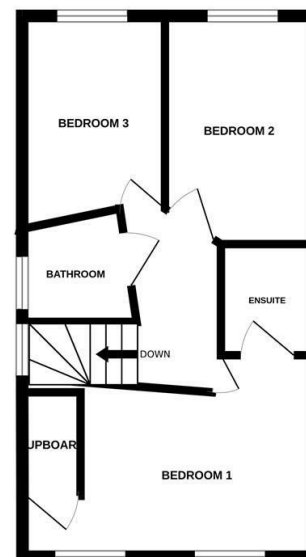


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GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.

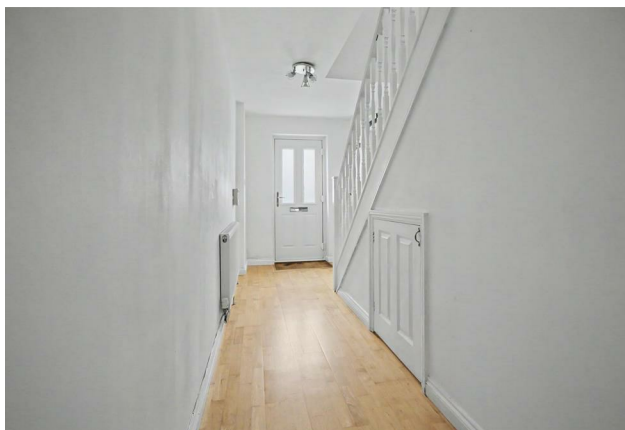


1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.

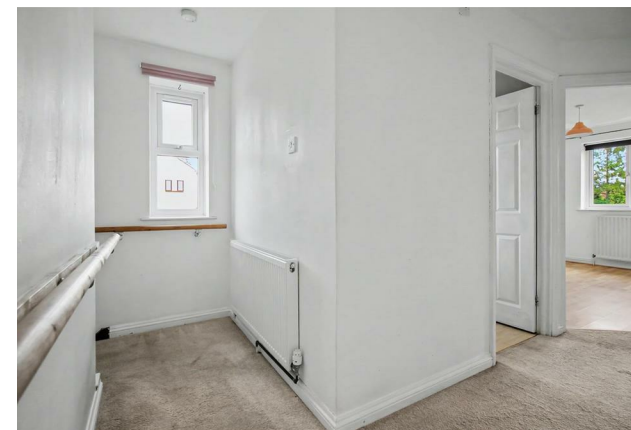


TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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