



Oakleas Rise, Thrapston, Northamptonshire

4 2 2

Guide Price £300,000 - £350,000

**kw** NEIL  
MERCER



**\*\*GUIDE PRICE £300,000 - £350,000\*\*** BE SURE TO WATCH THE VIDEO FOR FULL DETAILS ON THE PROPERTY AND THE LOVELY TOWN OF THRAPSTON This lovely family home benefits from a 4 good size bedrooms (one with en-suite) and 2 reception rooms. There is a home office space in the rear garden as well as a private drive for 2 cars. It's set in the cul-de-sac of Oakleas Rise so a nice quiet road offering a safe environment for families. Make sure you watch the video to get the full detail on this lovely house and the fabulous community of Thrapston The thriving market town of Thrapston offers a lovely high street with a range of great local businesses. The town benefits from 4 "Good" rated primary schools within 3 miles and a range secondary school options in neighbouring towns and villages. You are also close to great commuter links with Wellingborough station approx 20 minutes away offering regular trains into London Kings Cross in 50 minutes. Rushden Lakes retail park is approx 15 minutes away and Stanwick Lakes just 10 minutes offering lovely country walks and a cracking cafe & restaurant and brilliant outdoor fun for the kids.





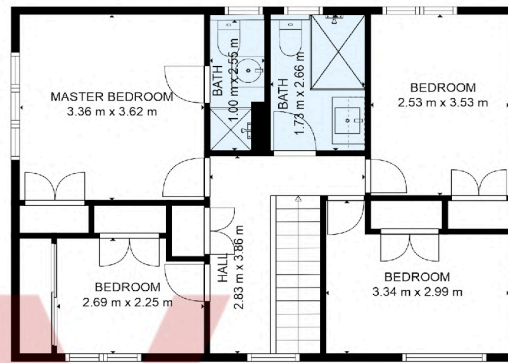




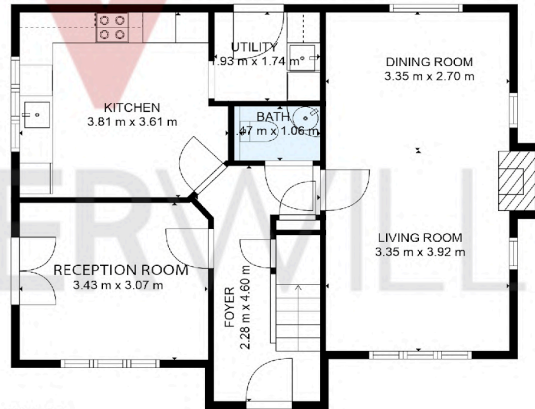


# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



FLOOR 2



FLOOR 1

**TOTAL: 121 m<sup>2</sup>**  
 FLOOR 1: 62 m<sup>2</sup>, FLOOR 2: 59 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 0 m<sup>2</sup>

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



07825114 758

1 Kingfisher Road, Thrapston, NN14 4GN

neil.mercer@kwuk.com

<https://www.neilmercercor.co.uk>

**OPENING HOURS**  
8am - 7pm 7 days a week

