

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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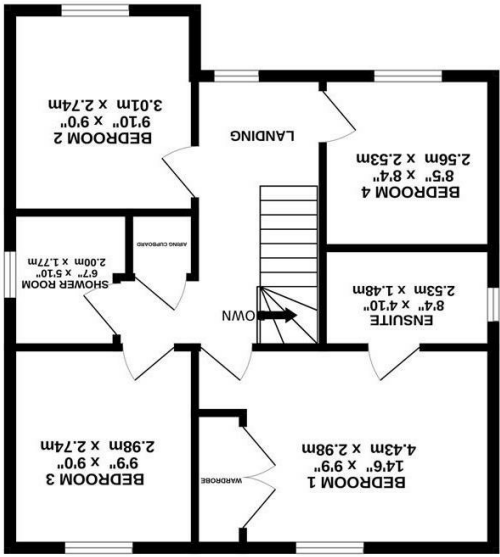
Corby
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NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

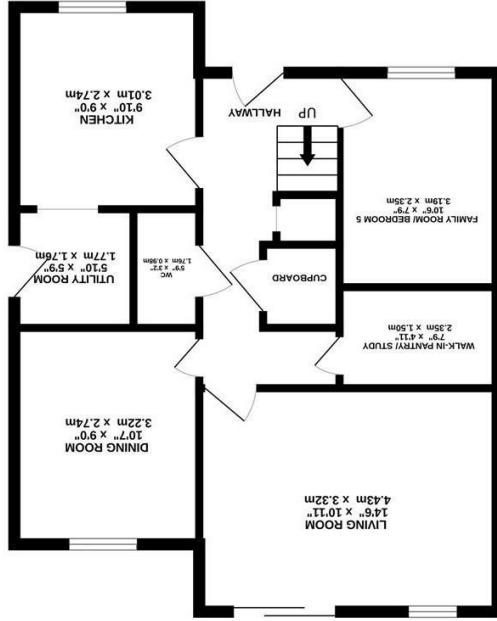
Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

TOTAL FLOOR AREA - 1188 sq.ft. (110.4 sq.m.) approx.
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1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



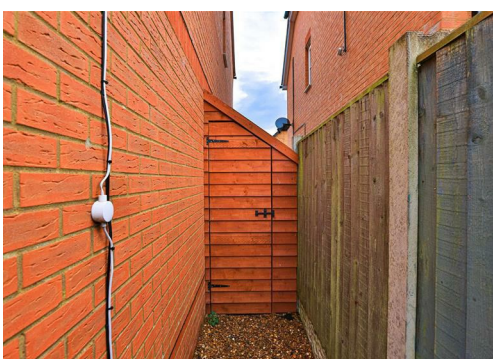
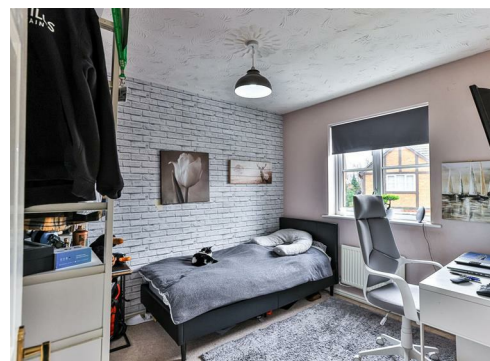
15 Sherborne Way, Thrapston, NN14 4XG
£370,000



Enjoying a sought-after cul-de-sac position within the popular Lazy Acre development in Thrapston is this immaculately presented four-bedroom family home. The accommodation has been much-improved by the current owners and showcases three reception rooms, a storage room, modern kitchen, utility room, a guest w/c, four double bedrooms, a re-fitted family shower room and an en-suite shower room. Outside, the fully enclosed garden is predominately laid to lawn with a sizeable timber decked patio area, which benefits from a power supply and provides plenty of space for outdoor furniture. There is also a large shed to the side and gated access leading to the front of the property, where you will find driveway parking for up to two vehicles. The property is perfectly positioned with a park and an open green space close by, planted with trees and shrubs and perfect for dog walking.

Entry to the property is gained via the entrance hall, which gives access to all accommodation and exhibits a bespoke-built dog room under the stairs. Fully converted from the former garage, the family room is versatile in use and has been utilised as a downstairs bedroom. The two further reception rooms are spacious in size, the living room of which enjoys views and access opening out to the rear garden. Fitted with eye and base level units, the kitchen comprises a ceramic sink, integral oven, hob and space for a fridge/ freezer. Further space for storage and appliances can be housed within the adjoining utility room. A guest w/c and a storage cupboard concludes the ground floor accommodation. To the first floor, you will find a re-fitted family shower room and four double bedrooms, the master of which benefits from an en-suite shower room and fitted wardrobes. Both shower rooms have been re-fitted with modern suites, the main shower room of which comprises a walk-in shower, vanity wash hand basin and a low level w/c.

COUNCIL TAX BAND- D
EPC RATING- TBC



Living Room

14'6" x 10'10" (4.43 x 3.32)

Dining Room

10'6" x 8'11" (3.22 x 2.74)

Family Room/ Bedroom 5

10'5" x 7'8" (3.19 x 2.35)

Kitchen

9'10" x 8'11" (3.01 x 2.74)

Utility Room

5'9" x 5'9" (1.77 x 1.76)

Walk-in Pantry/ Study

7'8" x 4'11" (2.35 x 1.50)

Guest WC

5'9" x 3'2" (1.76 x 0.98)

Bedroom 1

14'6" x 9'9" (4.43 x 2.98)

Ensuite

8'3" x 4'10" (2.53 x 1.48)

Bedroom 2

9'10" x 8'11" (3.01 x 2.74)

Bedroom 3

9'9" x 8'11" (2.98 x 2.74)

Bedroom 4

8'4" x 8'3" (2.56 x 2.53)

Family Shower Room

6'6" x 5'9" (2.00 x 1.77)