

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.

Tel: 01536 524475  
www.chrisgeorgeestategent.co.uk

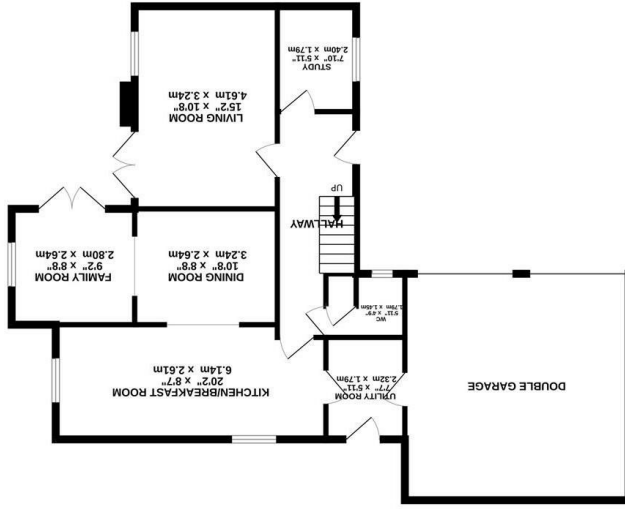
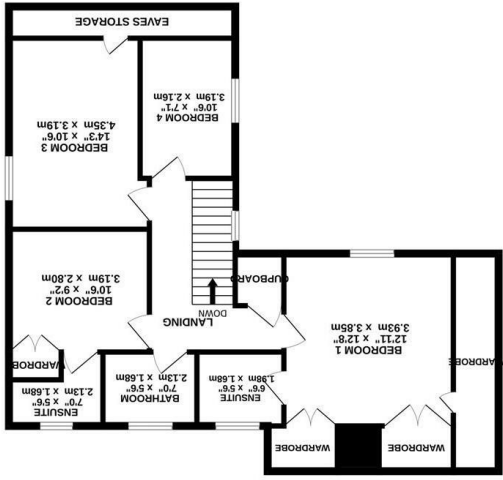
Corby  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

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: 1822 sq ft. (169.2 sq m.) approx.  
What every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



34 Windsor Drive, Thrapston, NN14 4XH  
£440,000

4 3 3 D

This well presented four-bedroom detached family home is situated towards the end of a private drive in the popular Lazy Acre development in Thrapston, and boasts views overlooking an open green space opposite. The accommodation is spacious throughout and comprises two reception rooms, an impressive open plan re-fitted kitchen/ dining and family room, utility room, a guest w/c, four good-sized bedrooms, two re-fitted en-suite shower rooms, a re-fitted family bathroom and plenty of built-in storage. Outside, the established south-facing rear garden is predominately laid to lawn with an array of mature trees, shrubs and flower beds to the borders- offering a high degree of privacy. Gated side access leads to the front of the property, where you will find a double width driveway and access into the double garage, via an up and over door. Other benefits also include an EV car charger.

Entry to the property is gained via the entrance hall and gives access to all accommodation and a staircase rising to the first floor landing. The bright and airy living room is beautifully decorated and enjoys views and access out to the rear garden. Definitely the heart to this home, the open plan kitchen easily accommodates both living and dining furniture and so makes this the ideal family entertaining space. The re-fitted kitchen suite comprises a range of eye and base level units, an integral double oven, induction hob, dishwasher and space provided for an American style fridge/ freezer. Further space for storage and appliances can be housed within the adjoining utility room, which in turns leads to the integral double garage. A guest w/c and a useful study area concludes the ground floor accommodation. To the first floor, you will find the family bathroom and four good-sized bedrooms, both the second and master bedroom benefit from an en-suite shower room and built-in storage. The third bedroom also boasts access to eaves storage.

COUNCIL TAX BAND- E  
EPC RATING- D



**Living Room**  
15'1" x 10'7" (4.61 x 3.24)

**Dining Room**  
10'7" x 8'7" (3.24 x 2.64)

**Family Room**  
9'2" x 8'7" (2.80 x 2.64)

**Kitchen/ Breakfast Room**  
20'1" x 8'6" (6.14 x 2.61)

**Utility Room**  
7'7" x 5'10" (2.32 x 1.79)

**Guest WC**  
5'10" x 4'9" (1.79 x 1.45)

**Study**  
7'10" x 5'10" (2.40 x 1.79)

**Master Bedroom**  
12'10" x 12'7" (3.93 x 3.85)

**Ensuite**  
6'5" x 5'6" (1.98 x 1.68)

**Second Bedroom**  
10'5" x 9'2" (3.19 x 2.80)

**Ensuite**  
6'11" x 5'6" (2.13 x 1.68)

**Third Bedroom**  
14'3" x 10'5" (4.35 x 3.19)

**Fourth Bedroom**  
10'5" x 7'1" (3.19 x 2.16)

**Family Bathroom**  
6'11" x 5'6" (2.13 x 1.68)