

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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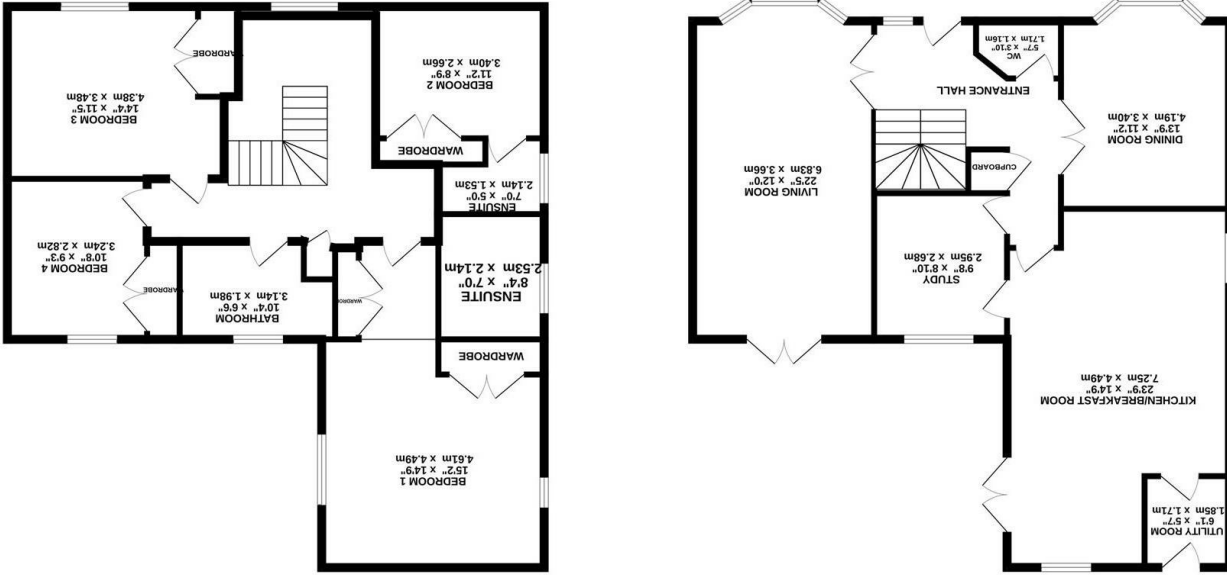
Corby  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

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 : 1808 sq. ft. (168.0 sq.m.) approx.  
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Made with Metropix v2024



22 Blackbridge Court, Kettering, NN14 4FG  
£600,000



Offered to the market is this immaculate four bedroom detached house in the sought after town of Thrapston, with riverside and countryside walks on the doorstep. Thrapston is a quiet historic market town that offers a bustling high street with its boutique shops, post office, pharmacy as well as additional amenities. With a high community and friendly spirit, Thrapston celebrates regular seasonal events held by the local council, such as the Charter Fair and the farmers market. The impressively sized accommodation comprises a large living room, dining room, study, kitchen/breakfast room, utility room, downstairs w/c, four double bedrooms all with inbuilt wardrobe space, two en-suites, a family bathroom and airing cupboard. Externally, the property boasts an enclosed private garden with wrap around decking, paved patio area and generous size grass area. To the side of the property is a gated driveway with space for four cars plus a double garage.

Entry to the property is gained via the large hallway giving access to the open wrap around staircase and all ground floor accommodation. Both the living room and dining room are accessible through double doors from either side of the hallway and enjoy large bay windows. The living room also has a log burner giving a great focal point. The kitchen has a range of eye and base level units including integrated larder cupboard, fridge/freezer, dishwasher, integrated bin and feature carousel cupboard. The utility room has space for a washing machine and tumble dryer. To the first floor you will be greeted with a spacious galleried landing which provides access to the four double bedrooms, all with built in wardrobes, and two of which benefitting from en-suites, an airing cupboard and a four piece family bathroom.

COUNCIL TAX - F  
EPC - C



### Dining Room

13'8" x 11'1" (4.19m x 3.40m)

### Kitchen/Breakfast Room

23'9" x 14'8" (7.25m x 4.49m)

### Utility Room

6'0" x 5'7" (1.85m x 1.71m)

### Study

9'8" x 8'9" (2.95m x 2.68m)

### Living Room

22'4" x 12'0" (6.83m x 3.66m)

### WC

5'7" x 3'9" (1.71m x 1.16m)

### Bedroom 1

15'1" x 14'8" (4.61m x 4.49m)

### Ensuite

8'3" x 7'0" (2.53m x 2.14m)

### Bedroom 2

11'1" x 8'8" (3.40m x 2.66m)

### Ensuite 2

7'0" x 5'0" (2.14m x 1.53m)

### Bedroom 3

14'4" x 11'5" (4.38m x 3.48m)

### Bedroom 4

10'7" x 9'3" (3.24m x 2.82m)

### Family Bathroom

10'3" x 6'5" (3.14m x 1.98m)