

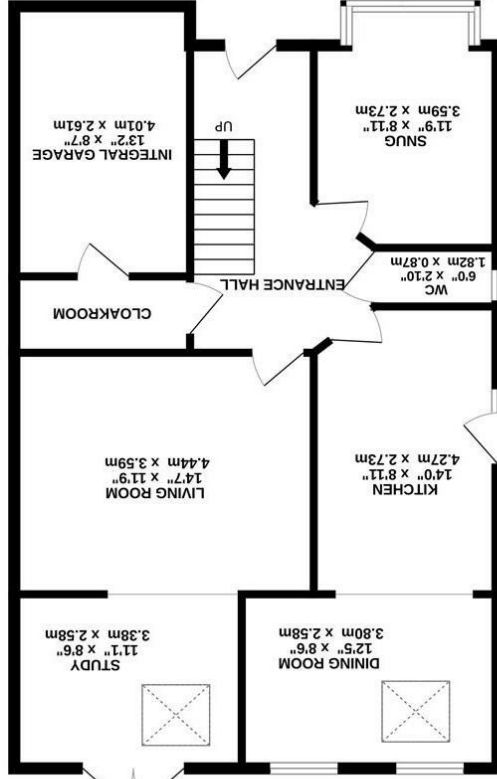
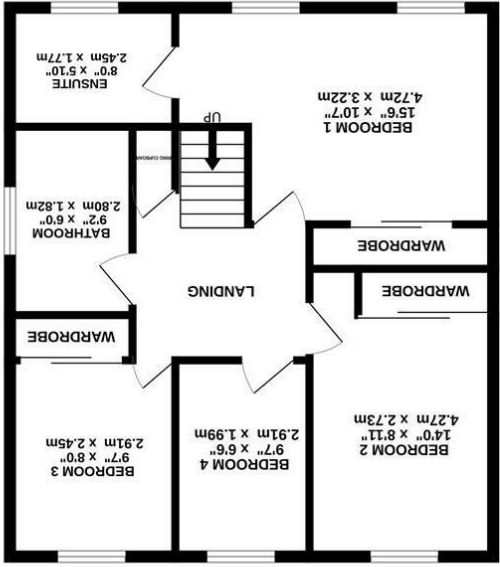
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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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TOTAL FLOOR AREA - 1486 sq.ft. (138.0 sq.m.) approx.  
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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



24 Wainwright Avenue, Thrapston, NN14 4UH  
 £400,000



This beautifully presented extended family home occupies a quiet plot within a desirable residential area in Thrapston, with playing fields and an array of local amenities nearby. Thrapston enjoys a bustling high street with local shops and boutiques, as well as a high community and friendly spirit. The property has been extended on the ground floor, which creates a spacious feel throughout. It comprises a kitchen/dining room, a living room, a study, a versatile in-use snug, four great sized bedrooms, an ensuite, and a family bathroom. Externally, the rear garden is predominately laid to lawn and has an addition of decking, which is perfect for outdoor furniture. There is a side gate that leads to the front of the property, where you will find a single garage and a driveway for two vehicles.

You are welcomed into the property via a spacious entrance hall, which gives access to all accommodation, and the rising staircase to the first floor. The living room benefits from a contemporary fireplace, is generous in size, and leads into the study, where you can enjoy views and access to the rear garden via French doors. The kitchen is fitted with a range of eye and base level units, along with integrated appliances such as a fridge/freezer, dishwasher, gas hob, and double oven. The dining space is on the rear aspect of the property with a skylight window and space for a large dining table and chairs. To the ground floor accommodation, you will also find a versatile in-use snug with bay-fronted window, a guest w/c and a cloakroom, which provides access to the integral garage. The first floor landing provides access to the three piece family bathroom and all four bedrooms, three of which are double in size and benefit from built-in wardrobes. The master bedroom also benefits from an ensuite, which comprises a shower enclosure, a low-level w/c and a pedestal handwash basin.

COUNCIL TAX BAND - D  
EPC - TBC



### Living Room

14'6" x 11'9" (4.44 x 3.59 )

### Kitchen

14'0" x 8'11" (4.27 x 2.73 )

### Dining Room

12'5" x 8'5" (3.80 x 2.58 )

### Snug

11'9" x 8'11" (3.59 x 2.73 )

### Study

11'1" x 8'5" (3.38 x 2.58 )

### Internal Garage

13'1" x 8'6" (4.01 x 2.61 )

### Bedroom 1

15'5" x 10'6" (4.72 x 3.22)

### Ensuite

8'0" x 5'9" (2.45 x 1.77)

### Bedroom 2

14'0" x 8'11" (4.27 x 2.73 )

### Bedroom 3

9'6" x 8'0" (2.91 x 2.45)

### Bedroom 4

9'6" x 6'6" (2.91 x 1.99 )

### Bathroom

9'2" x 5'11" (2.80 x 1.82 )