

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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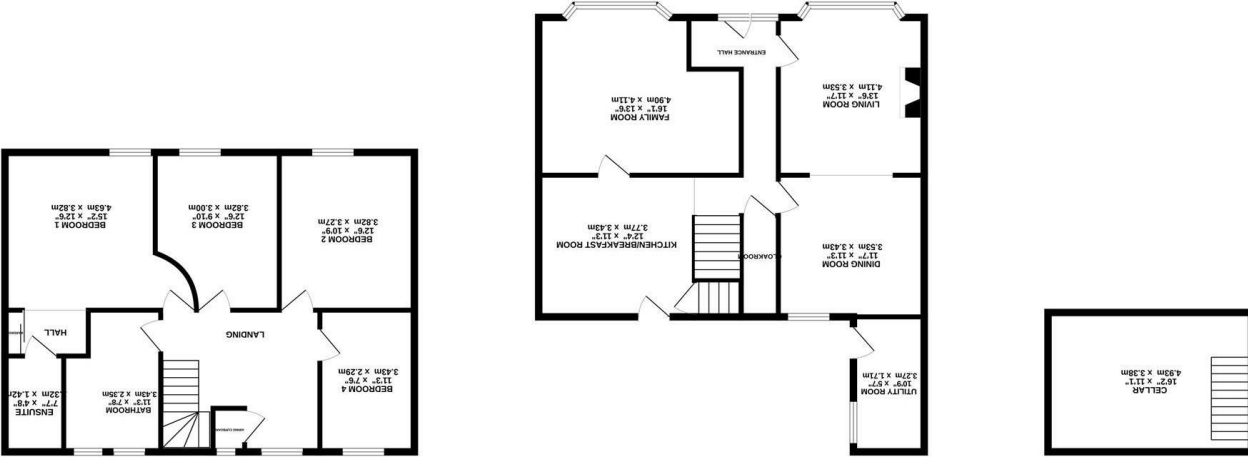
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TOTAL FLOOR AREA : 1755 sq.ft. (163.1 sq.m.) approx.



49 Huntingdon Road, Kettering, NN14 4NF  
£450,000



Occupying a slightly elevated position within the desirable historic market town of Thrapston is this four bedroom characterful cottage. Thrapston offers a bustling high street, riverside walks, and good road links close by. The property boasts an extensive rear garden and spacious accommodation throughout, making it the perfect family home. The accommodation comprises three reception rooms, all laid with solid oak flooring, a kitchen/breakfast room, a utility/guest w.c, four bedrooms, with the master benefiting from a dressing area and an ensuite, and a family bathroom. Externally, you will find a beautiful rear garden that is predominately laid to lawn with an array of mature shrubs, established trees, and patio areas, ideal for outdoor furniture. There is also off road parking to the rear, which is accessed via Winding Way.

Upon entry, you are welcomed into the entrance hall, which provides access to all accommodation and the rising staircase to the first floor. To the left of the property, you will find two reception rooms, with the front room boasting a bay window and a fully working log burner. The rear reception room is currently functioning as a dining room, providing plenty of space for a large dining table and chairs. The kitchen/breakfast room is fitted with a range cooker, fridge, and dishwasher. Further appliances can be housed in the utility/guest W/C. Access to the cellar can also be gained via the kitchen. The third reception room is versatile in use, and also benefits from a bay window and a fully working log burner. On the first floor landing, you will find all four bedrooms, three of which are double in size, and the four piece family bathroom, laid with Amtico flooring. The master bedroom benefits from a dressing area and an ensuite. Traditional fireplaces are also showcased in the master bedroom and bedroom two which add to the character throughout.

EPC- D  
COUNCIL TAX BAND - D



**Living Room**  
13'5" x 11'6" (4.11 x 3.53)

**Dining Room**  
11'6" x 11'3" (3.53 x 3.43)

**Kitchen/Breakfast Room**  
12'4" x 11'3" (3.77 x 3.43)

**Family Room**  
16'0" x 13'5" (4.90 x 4.11)

**Utility room**  
10'8" x 5'7" (3.27 x 1.71)

**Cellar**  
16'2" x 11'1" (4.93 x 3.38)

**Bedroom 1**  
15'2" x 12'6" (4.63 x 3.82)

**Ensuite**  
4'3" x 4'7" (1.32 x 1.42)

**Bedroom 2**  
12'6" x 10'8" (3.82 x 3.27)

**Bedroom 3**  
12'6" x 9'10" (3.82 x 3.00)

**Bedroom 4**  
11'3" x 7'6" (3.43 x 2.29)

**Bathroom**  
11'3" x 7'8" (3.43 x 2.35)

