

Huntingdon Road

Kettering NN14 4NG



EXPERIENCE EXCELLENCE



Set back from the main road and occupying a generous plot, is this beautiful, extended five double bedroom detached property, situated in the desirable market town of Thrapston. 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. Designed by Messrs Kirkstone Homes, this property boasts spacious and versatile accommodation throughout, making it the perfect family home.

The property comprises three reception rooms, a large kitchen/family room, a utility room, a guest WC, five double bedrooms, two en-suites, and a family bathroom, which benefits from underfloor heating. Enclosed by a hedgerow, to the front of the property you will find off road parking for several vehicles, for which access is shared with the neighbouring property, and a fully functional double garage with power, light, an electric door for effortless access, and a separate store. To the rear of the property you will find a sizeable and highly private garden that is predominately laid to lawn while enjoying mature flower beds to the borders, as well as a paved patio and decked area with built-in lighting.

You are welcomed into the property via the large entrance hall, which showcases a dogleg staircase rising to the first floor landing and provides access to all downstairs accommodation. Two of the reception rooms are located to the front elevation and currently function as a snug and a music room, which benefits from a large bay window and views out to the front aspect.







The living room provides plenty of space for furniture and enjoys an exposed brick fireplace with an inset beam and a fully working gas stove. The living room also benefits from views and direct access out into the rear garden via French Doors. A guest WC and large storage cupboard conclude the downstairs accommodation.

With space for both living and dining furniture, while boasting air conditioning and a built-in speaker system, the extended kitchen/family room is definitely the heart of this home. The room is laid with ceramic tile flooring and is flooded with natural light from the semi vaulted ceilings with skylights and double French doors, which give access out into the beautiful rear garden. The kitchen features a host of eye and base level units, a central island with breakfast bar seating and integral appliances including an instant hot water tap, double NEFF ovens, an induction hob, a wine cooler, a dish washer, a microwave, a plate warmer and space for an American fridge/freezer. Further appliances can be housed in the utility room.

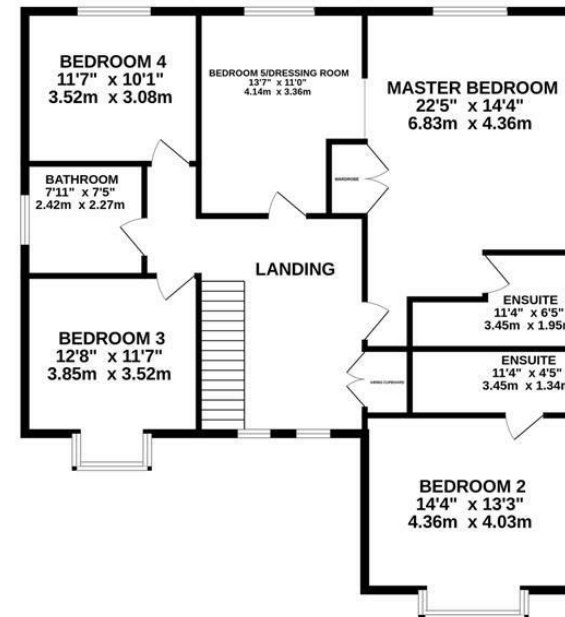
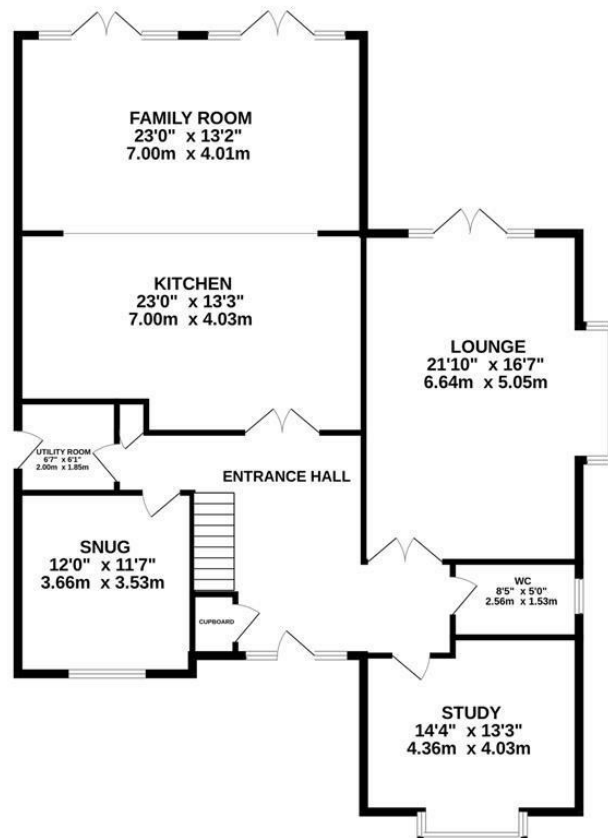
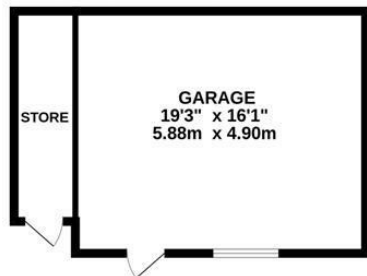


The air-conditioned gallery landing to the first floor provides access to all five double bedrooms, the family bathroom with underfloor heating, and a large airing cupboard, which is ideal for storage. Bedrooms one and two benefit from ensuite shower rooms with underfloor heating, as well as the master boasting air conditioning and a large dressing room that has been created from bedroom five. The family bathroom comprises a bath with shower over, a pedestal handwash basin, and a low level WC.

EPC RATING - TBC

COUNCIL TAX BAND - G





TOTAL FLOOR AREA : 3112 sq.ft. (289.1 sq.m.) approx.

Whilst 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.

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Rothwell
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Thrapston
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 THRAPSTON
 NORTHAMPTONSHIRE
 NN14 4JH



Corby
 1A SPENCER COURT
 CORBY
 NORTHAMPTONSHIRE
 NN17 1BH



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 