



Connells

Woodpecker Way
Thrapston Kettering

Woodpecker Way Thrapston Kettering NN14 4RZ

for sale offers in excess of
£260,000



Property Description

3 double bedroom home which is immaculately presented throughout & benefits from NHBC warranty. Kitchen/dining/family room, study/bedroom 4 & cloakroom to the ground floor, lounge, bedroom 1 & en-suite to 1st floor & bedrooms 2 & 3 + bathroom to 2nd floor. Rear garden & 2 x parking spaces.

Study/Bedroom 4

9' 2" x 6' 1" (2.79m x 1.85m)

Double glazed window to front elevation and radiator.

Entrance Hall

Double glazed door and window to front elevation, double storage cupboard housing boiler and radiator with cover.

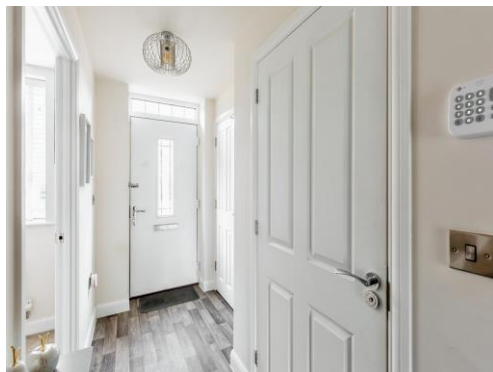
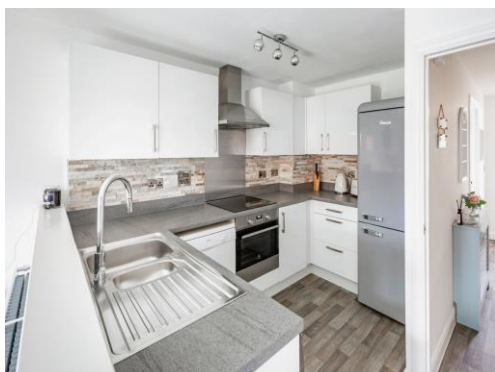
Cloakroom

Low level wc and wash hand basin.

Kitchen/Dining/Family Room

23' 5" Max x 12' 9" Max (7.14m Max x 3.89m Max)

Double glazed box bay with French doors and windows to rear elevation and double glazed windows to side elevation. Fitted kitchen with a range of wall and base units with work surfaces over, 1.5 bowl sink drainer and tiling to water sensitive areas. Electric oven and induction hob with cooker hood over, plumbing for dishwasher and washing machine and space for fridge freezer. Under stairs storage cupboard.



First Floor Landing

Doors to lounge and bedroom one, stairs to second floor landing and radiator with cover.

Lounge

12' 9" Max x 11' 8" Max (3.89m Max x 3.56m Max)

Two double glazed windows to rear elevation with blinds to stay and radiator.

Bedroom One

12' 10" x 10' 1" (3.91m x 3.07m)

Two double glazed windows to front elevation with blinds to stay and radiator.

En-Suite To Bedroom One

Double shower cubicle, low level wc and wash hand basin with extractor, radiator and shaver point.

Second Floor Landing

Doors to bedrooms two and three, radiator.

Bedroom Two

12' 10" Max x 11' 5" Max (3.91m Max x 3.48m Max)

Restricted head height. Keylite skylight, built in wardrobe, loft access and radiator.

Bedroom Three

12' 10" Max x 7' 4" + Recess (3.91m Max x 2.24m + Recess)

Double glazed window and skylight, built in storage cupboard and radiator.

Bathroom

Bath with mixer tap, low level wc, wash hand basin, extractor fan and radiator.

Rear Garden

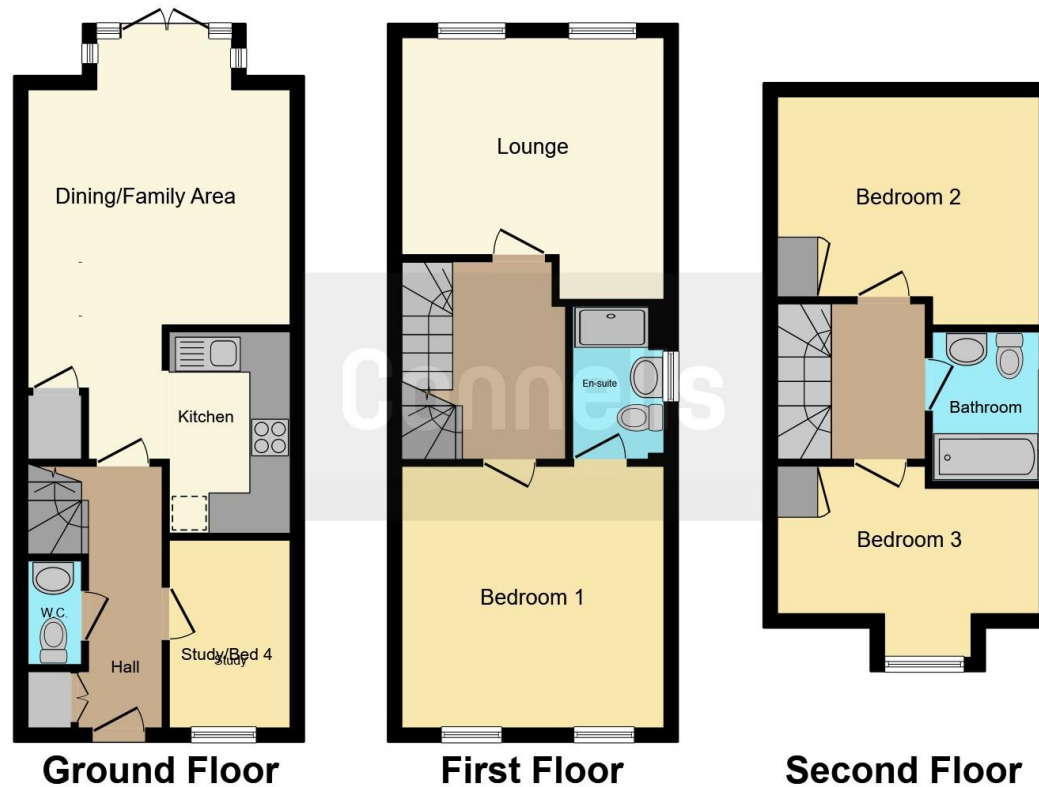
Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold



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