

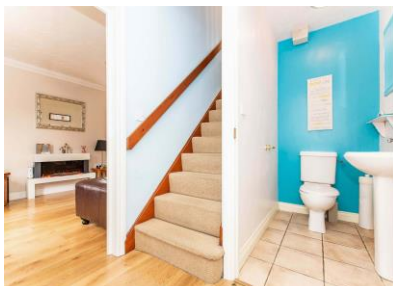


## Midland Road, Thrapston Kettering

**Price: Freehold £325,000 offers over**

- Detached family home
- Utility Room
- Off-Road Parking
- Single Garage
- En-Suite to Master Bedroom
- Three Further Double Bedrooms
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EPC Rating: Awaited



## Accommodation Includes:

### Entrance Hall

Composite solid entrance door to front aspect with obscured glazed panel over, solid wooden flooring, panelled radiator, stairs leading to 1st floor landing, doors to:

### Living Room

17' 1" x 10' 5" (5.21m x 3.18m) Solid wooden flooring continues from entrance hall, UPVC double glazed window to front aspect and bay fronted UPVC double glazed window to side aspect, panelled radiator.

### WC

Fitted with a two-piece suite comprising low-level WC and pedestal wash hand basin with chrome mixer tap and tiled splash backs, solid tiled flooring and panelled radiator.

### Kitchen/Breakfast Room

17' 1" x 9' 8" (5.21m x 2.95m) Fitted with a range of matching base and eye-level cupboard units with drawers space, integrated double oven and four ring gas hob with extractor hood over, one and a half bowl sink with chrome mixer tap, space and plumbing for dishwasher and space for freestanding fridge freezer, solid tiled flooring throughout, UPVC double glazed windows to side and front aspects, archway to Dining Room, open to:

### Utility Room

Solid tiled flooring continues from kitchen/breakfast room, space and plumbing for automatic washing machine and space for freestanding tumble dryer, worktop space, UPVC double glazed door to side aspect providing access to the enclosed rear garden.

### Dining Room

Solid tiled flooring continues from the kitchen/breakfast room, UPVC double glazed windows to all aspects with UPVC double glazed French doors to rear aspect providing access to the enclosed rear garden.

### First Floor Landing

UPVC double glazed window to rear aspect, panelled radiator, airing cupboard housing hot water cylinder and with additional wooden slatted shelving, stairs leading to 2nd floor landing, doors to:

### Master Bedroom

17' 1" max. x 10' 6" (5.21m x 3.20m) UPVC double glazed window to front aspect, panelled radiator, built-in double wardrobes and door to:

### En suite

Fitted with a three-piece suite comprising double width tiled shower cubicle, low-level WC and pedestal wash hand basin with chrome mixer tap. UPVC obscured double glazed window to rear aspect, solid tiled flooring and heated chrome towel.

### Bedroom Two

10' 11" x 9' 6" (3.33m x 2.90m) UPVC double glazed window to front aspect, built-in wardrobe and panelled radiator.

### Bathroom

Fitted with a three-piece suite comprising panelled bath with separate shower over and glass shower screen, pedestal wash hand basin with chrome mixer tap and low-level WC. UPVC obscured double glazed window to side aspect, solid tiled flooring and panelled radiator.

### Second Floor Landing

Double glazed Velux rooflight to rear aspect, doors to:

### Bedroom Three

14' 4" x 10' 5" (4.37m x 3.18m) UPVC double glazed window to front aspect and double panelled radiator.

### Bedroom Four

14' 4" x 8' 6" (4.37m x 2.59m) UPVC double glazed window to front aspect and double panelled radiator.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR102317 - 0001

## Outside

### Front

The front of the property features off-road parking for several vehicles and a separate single garage with power and light.

### Rear

The rear of the property is enclosed by a brick wall and timber panelled fencing, immediately to the rear of the property is a patio area which in turn leads to a lawn. A pathway leads to a door providing access to the single garage.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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