



High Street, Titchmarsh Kettering  
**£450,000 Freehold**

**Sharman  
Quinney**



# Key Features



- No Onward Chain
- Large Enclosed Rear Garden
- Four Double Bedrooms
- En-Suite to Master Bedroom
- Field Views to Front

**\*\*No onward chain\*\*** This superbly located 4 bedroom family home enjoys field views and a large enclosed garden to the rear. Situated on the edge of the popular Northamptonshire Village of Titchmarsh, the property boasts character features, a convenient utility room and ground floor WC, two reception rooms, an en-suite master bedroom, and three further well-proportioned bedrooms.

The ground floor consists of a light & roomy entrance hall with access to the large front reception room and the well-proportioned kitchen/breakfast room. The kitchen/breakfast room boasts space for an island and has access to a convenient utility room and ground floor WC.





The rear reception room is also accessible from the kitchen/breakfast room and enjoys access & views out onto a patio area perfect for entertaining. From the patio area, one can step into the large enclosed rear garden which is mainly laid to lawn and it benefits from well-established shrubs & trees.

The first floor of the cottage features a large landing area with access to all of the bedrooms and the family bathroom. The master bedroom is large and located to the rear of the property with a Juliet balcony overlooking the beautiful rear garden. The master bedroom has access to an en-suite shower room and has built-in wardrobes along one wall. The second, third & fourth bedrooms are all of a very good size and enjoy plenty of light from the large windows.

We strongly advise registering your interest early to avoid disappointment.

#### Room List

Entrance Hall

Dining Room - 16' 6" x 11' 2" (5.03m x 3.40m)

Kitchen/Breakfast Room - 13' 4" x 12' 1" (4.06m x 3.68m)

Utility Room

Ground Floor WC

Living Room





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.

First Floor Landing  
 Master Bedroom - 15' 10" x 14' 3" (4.83m x 4.34m)  
 En-Suite Shower Room  
 Bedroom Two - 16' 5" x 11' 4" (5.00m x 3.45m)  
 Bedroom Three - 16' 6" x 11' 9" (5.03m x 3.58m)  
 Bedroom Four - 12' 0" x 7' 8" (3.66m x 2.34m)  
 Family Bathroom

To view this property call Sharman Quinney on:  
**01832 735589**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

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