



Thorpeleigh Cottage Thorpe Waterville, Thorpe Waterville Kettering
Offers Over £425,000 Freehold

**Sharman
Quinney**

Key Features



- No onward chain
- Stunning Orangery with underfloor heating
- Ground Floor WC
- Pantry/Utility
- Gated Driveway/ Courtyard

Offered with no onward chain is this beautifully presented and much-improved characterful cottage ideal for peaceful village life or even a perfect weekend retreat. Boasting double bedrooms, a stunning re-fitted four-piece suite en-suite, additional shower room, ground floor WC and beautiful Orangery. Viewing is strongly advised.

On the ground floor the current owners have added a beautifully light & airy Orangery with underfloor heating and stone walls. The orangery is entered via French Doors and provides access to the characterful kitchen/diner. The kitchen/diner retains many original features of the cottage with the additional convenience of integrated appliances and a utility cupboard. Adjacent to the kitchen/diner is a bright & spacious living room



with dual aspect windows, French Doors providing access to the courtyard, access to the ground floor WC and stairs rising to the first floor landing.

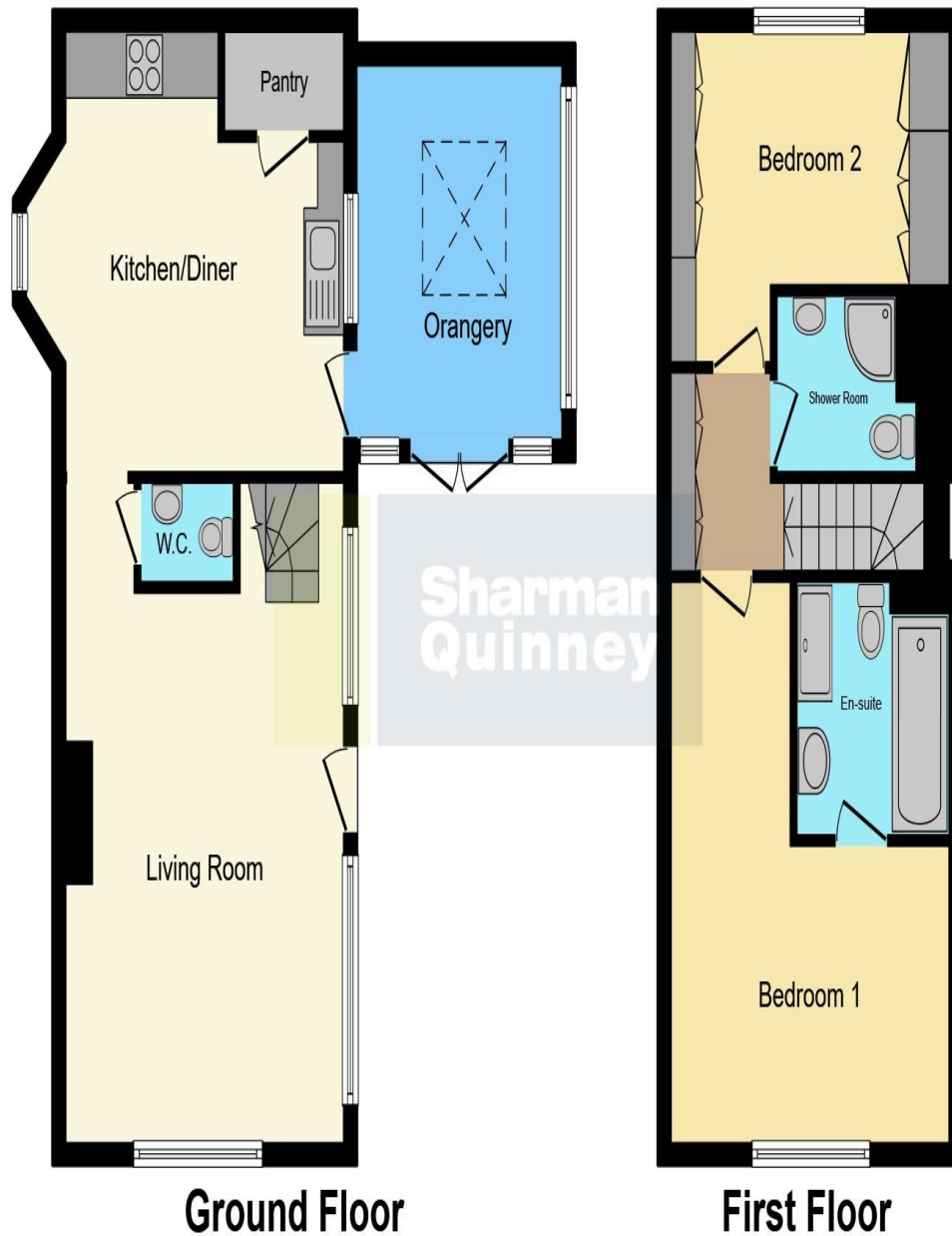
The first floor landing benefits from plentiful eaves storage space and provides access to the master bedroom, second bedroom and shower room. The master bedroom is beautifully presented with ample space and features a stunning en-suite with bath, separate shower, WC and wash hand basin for ultimate convenience. The second bedroom is equally spacious and features exceptionally well thought out eaves storage, adding nicely to the usable space of the room. The shower room is yet another additional benefit to the cottage with the option of being of dedicated use for the second bedroom. The loft has been boarded to provide additional storage space.

Outside, the cottage features a gravelled driveway leading to a five-bar gate which provides vehicular access into the courtyard garden of the cottage. High quality paving is laid adjacent to the Orangery making it the perfect spot for entertaining or enjoying bistro-style throughout the day and into the evenings.

We strongly advise registering your interest early to avoid disappointment.

Room List





Ground Floor

First Floor

- Orangery - 11' 2" x 10' 2" (3.40m x 3.10m)
- Kitchen/Diner - 13' 9" x 13' 1" (4.19m x 3.99m)
- Living Room - 19' 8" x 13' 9" (5.99m x 4.19m)
- Ground Floor WC
- First Floor Landing
- Master Bedroom - 16' 9" x 13' 9" (5.15m x 4.19m)
- En-Suite Bathroom
- Bedroom Two - 13' 9" x 10' 2" (4.19m x 3.10m)
- Shower 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.

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 16 High Street, THRAPSTON, Northamptonshire, NN14 4JH

 thrapston@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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