



Fletcher Gardens, Thrapston Kettering  
**£245,000 Freehold**

**Sharman  
Quinney**

# Key Features



- 12ft 6" x 13ft 6" Conservatory
- Off road parking
- Low maintenance and enclosed rear garden
- Fitted wardrobes to master bedroom.
- Log burner to lounge

## Ground Floor

Lounge - 15' 9" x 9' 7" (4.86m into bay x 2.98m)

Kitchen/Diner - 9' 5" 13' 6" (2.76m x 4.17m)

Conservatory - 12' 6" x 13' 6" (3.85m x 4.16m)

## First Floor

Bedroom One - 9' 8" x 13' 6" (2.80m max. x 4.17m max)

Bedroom Two - 6' 9" x 10' (2.13m max. x 3.05m max)

Bedroom Three - 6' 4" x 7' (1.96m x 2.14m)

Bathroom - Three-piece bathroom

## Outside

### Front

An open plan front garden which is gravelled and having interspersed mature shrubs and bushes. A hardstanding providing off road parking.

### Rear

A low maintenance rear garden having an



immediate paved patio area, with the remainder of the garden being gravelled. The garden is enclosed with the benefit of timber shed.





**Ground Floor**

**First Floor**

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](http://www.focalagent.com)

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