



Poreham Road, Thrapston Kettering
£620,000 **Freehold**

**Sharman
Quinney**

Key Features



- ****Spacious Living Areas****: The property includes a large 37ft x 14ft kitchen/diner/snug area, featuring a central island unit, perfect for family gatherings and entertaining

- ****Modern Kitchen****: Equipped with a gas five-ring range, integrated dishwasher, fridge, and a separate freezer, catering to all your culinary needs.

Ground Floor:

- ****Bedrooms****: Four (double) bedrooms with the master and guest rooms offering ensuite facilities. All with a range of fitted wardrobes other than the fourth bedroom.
- ****Lounge****: 12' 6" (3.91m) x 3.86m space, located in front of a large open space with country park status, ensuring that no future developments will obstruct your views.
- ****Study****: Measuring 2.92m x 2.79m (9' 7" x 9' 2") offering additional storage and laundry space.
- ****Kitchen/Diner****: A generous 37' 4" (11.30m) x 14' 4" (3.26m) space, narrowing to 10' 6" (3.20m).
- ****Unspoiled Views****: The property is situated in front of a large open space with country park status, ensuring that no future developments will obstruct your views.
- ****Utility Room/WC****: Conveniently located on the ground floor.

- ****Proximity to Nature****: The nearby river provides opportunities for kayaking, paddleboarding, wild swimming and scenic walks.
- ****Landing****: A spacious area that is currently used as a study area with far reaching views.



****Bedroom One****: A spacious 22' 5" x 14' 5" (6.88m x 4.43m) master bedroom with an en-suite shower room.

****Bedroom Two****: Measures 8' 9" x 11' 2" (2.72m x 3.42m) and also includes an en-suite shower room.

****Bedroom Three****: A well-proportioned 12' 9" x 9' 6" (3.94m x 2.95m).

****Bedroom Four****: Measures 12' 2" x 11' (3.74m x 3.36m).

****Family Bathroom****: A recently refitted four-piece bathroom suite.

This property offers a blend of comfort, space, and modern conveniences, all in a prime location close to nature and with easy access to local amenities. Perfect for a growing family.

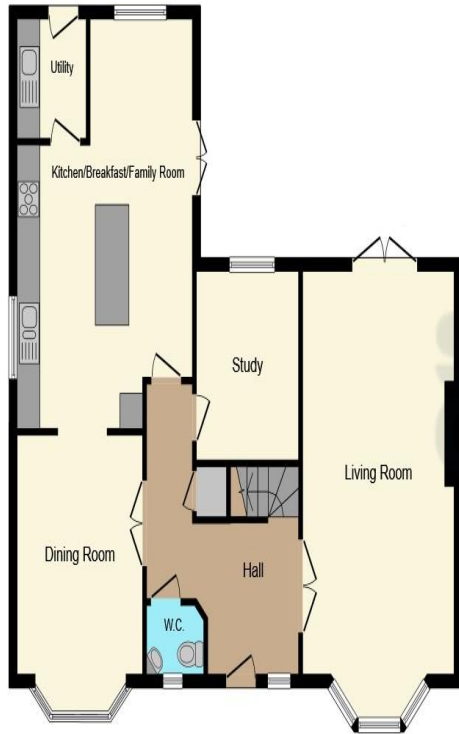
Property Overview:

A standout feature of this property is the expansive green space at the front, designated with country park status, ensuring that it will remain undeveloped. This serene area offers direct access to a country path leading to the river, where you can enjoy scenic walks and various water activities, including kayaking and paddleboarding.

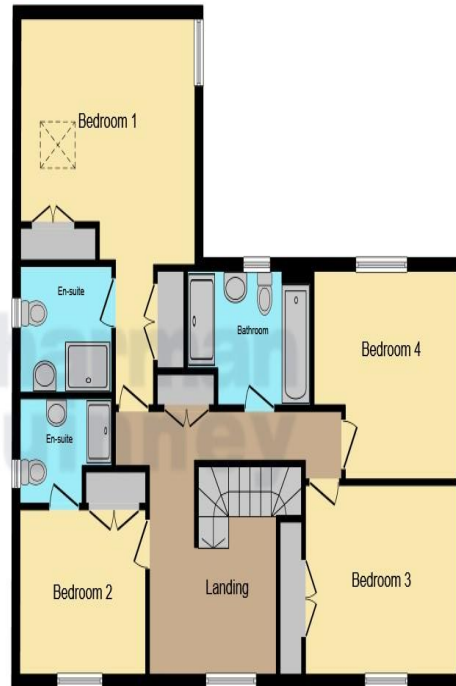
Front and Side:

The property is enclosed at the front by elegant black railings. The side of the property is

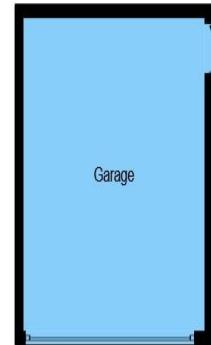




Ground Floor



First Floor



Garage

gravelled, offering ample off-road parking for several vehicles.

Rear:

At the rear, you'll find a double garage with a connected driveway, complete with power and lighting. The garden features a spacious paved patio area, beautifully enhanced by a pergola. The rest of the garden is laid to lawn, surrounded by raised flower and shrub beds. There is also an additional covered area in the garden, providing versatile space for various uses. The garden benefits from a sunny south-westerly aspect, perfect for enjoying the outdoors.

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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