



Springfield Avenue, Thrapston Kettering  
**£265,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Situated in a quiet cul-de-sac location
- Extended and improved
- Spacious Lounge Dining Room - with double doors to the rear garden
- Ground floor cloaks/w.c
- Three bedrooms a family Three piece bathroom (with walk- in shower)

Enter via a recently replaced composite multi-locking door, polished tiled flooring and skirting boards, wall mounted panelled radiator with thermostat, brushed stainless steel spot lights to ceiling, wall light point, doors to kitchen, open plan living and downstairs wc, stairs rising to the first floor landing.

Fitted with a two-piece suit comprising of low level wc with saniflo system, wash hand basin set on a vanity unit with chrome mixer tap and tiled splashbacks, brushed stainless spot lights to ceiling.





The Kitchen has been updated with a range of cream high gloss wall and base units incorporating soft close drawers, roll edge work surfaces over and decorative tiled splashbacks, built in stainless steel oven with four ring gas hob over and chimney style extractor fan, space and plumbing for slimline dishwasher, space and plumbing for washing machine, space for tall fridge/freezer, stainless steel sink, with mixer tap, wall mounted boiler, Upvc double glazed window to front elevation, with built in roller blind, brushed stainless steel spot lights to ceiling, marble tiled flooring and skirting boards, double glass doors lead to the Open Plan Living Area has Upvc double glazed French doors to rear garden, two sky light windows to ceiling, engineered oak flooring, two radiators, TV point, door to hallway.

#### Ground Floor

Open Plan Living Area: - 18'6 x 14'1 (5.64m x 4.29m)

Kitchen: - 15'5 x 7'11 (4.70m x 2.41m)

Bedroom One: - 13'1 x 8'9 (3.99m x 2.67m)

Bedroom Two: - 10'11 x 7'11 (3.33m x 2.41m)

Bedroom Three: - 8'10 x 6'3 (2.69m x 1.91m)

#### First Floor

Family Bathroom - Three-piece Shower Room





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)

## Outside

### Front

The property occupies a quiet end of cul-de-sac position, with driveway and garage and secure gated side access with attractive stone tile footpath, which extends fully to the rear matching patio. Further allocated space used for addition parking.

### Rear

The rear garden has been totally remodelled and landscaped for split level entertaining and mainly laid to lawn with a generous patio. A gate leads you to a driveway.

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



# Selling your property?

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 01832 735589

 16 High Street, THRAPSTON, Northamptonshire,  
NN14 4JH

 thrapston@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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