



Pintail Lane, Thrapston Kettering  
**£450,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Executive Detached Home - 4 Bedrooms
- Situated in a Quiet and desirable location
- Spacious Open Plan Kitchen/Breakfast Room plus Lounge and Dining Room
- Utility room, ground floor guest cloaks/w.c
- Ensuite to Master plus Family Bathroom

Sharman Quinney are very pleased to offer for sale, this beautifully presented 4-bedroom detached double fronted family home, which is within walking distance (0.6m/15min) of Thrapston town centre. Thrapston offers a wealth of amenities including countryside walks, sports facilities, Post-Office, High-Street shops, pubs, supermarket, and access to schools. This location enjoys excellent road links to the A45 and A14.

The 'Eden' design benefits from plentiful natural light and comprises two generously sized reception rooms and an impressive kitchen/breakfast room with fitted appliances including dishwasher, fridge freezer, double oven, warming drawer, 6 burner gas hob and extractor. There is additional bespoke fitted cabinetry, including a tall storage cupboard, drawers and wine cooler. The kitchen/breakfast room is triple aspect with French doors to the rear garden and access to a utility room with boiler, sink, integrated washing machine and space for a tumble dryer.



A spacious entrance hallway connects the ground floor accommodation and offers an understairs storage cupboard and a guest cloakroom/w.c. The dual aspect dining room has a bay window to the front elevation, whilst the spacious 18ft long lounge has a bay window to the front and French doors to the rear garden.

Upstairs the property has four double bedrooms, including a master with an ensuite shower room, dressing area and fitted double and triple wardrobes. Off the spacious gallery landing is a generously sized 4-piece family bathroom with airing cupboard, whilst the landing has a further storage cupboard and loft access via hatch to the ceiling.

#### Outside Front

The property occupies a quiet position, with an attractive well-manicured privacy hedge to the front and side boundaries.

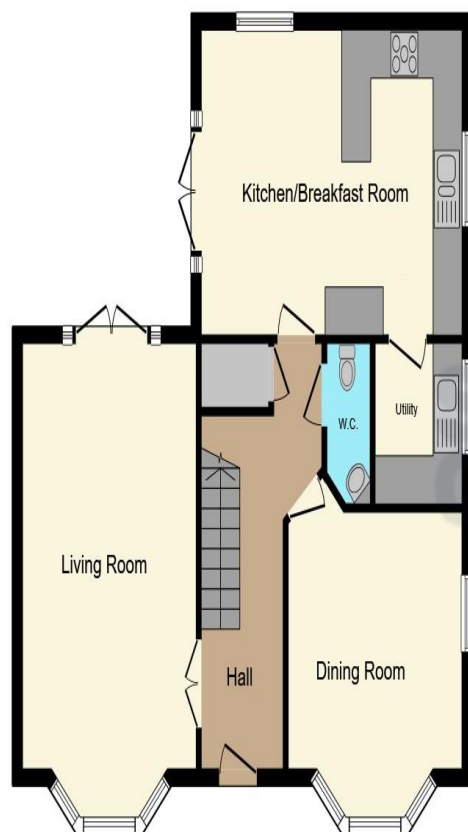
#### Outside Rear

Occupying a corner plot, the private rear garden is laid to lawn with raised flower beds and a paved patio area, covered by an attractive white aluminium glass roof Veranda with outdoor lighting and power connection, perfect for entertaining day or night. The garden also features a water feature and outside tap. There is a rear pedestrian gate providing access from the driveway parking, with space for two cars in tandem, and a single garage which is fully functional with a roller shutter door, power and light.

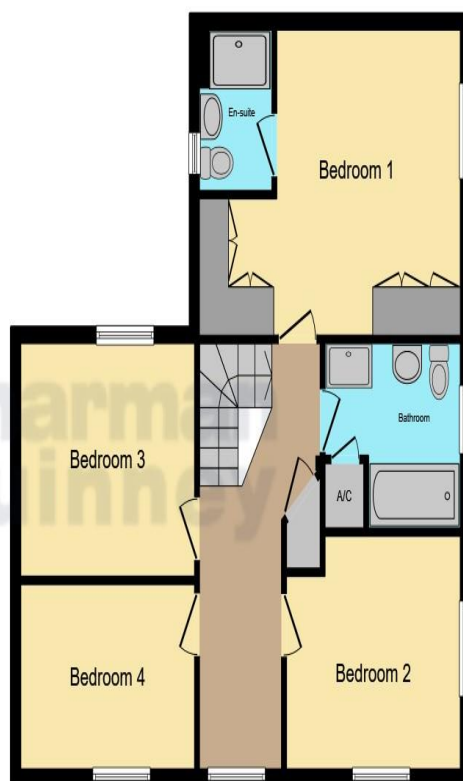
In our opinion, this is a wonderfully presented and maintained home. We advise you contact us immediately to arrange a viewing.



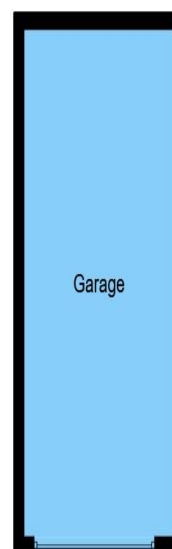




**Ground Floor**



**First Floor**



**Garage**

Measures  
 Ground Floor  
 Entrance Hall  
 Reception Living Room: 11' 7" x 18' 4" (3.57m x 5.63m)  
 Dining Room: 11' 6" x 10' 6" (3.60m x 3.25m)  
 Downstairs Cloakroom/W.C.  
 Kitchen/Breakfast Room: 17' 9" x 12' 3" (5.46m x 3.76m)  
 Utility Room: 5' 8" x 6' 6" (1.77m x 2.03m)  
 First Floor  
 First Floor Landing  
 Bedroom One: 15' 8 x 12' 0 (4.83m x 3.66m)  
 Ensuite Shower room  
 Bedroom Two: 11' 7 x 9' 5 (3.57m x 2.92m)  
 Bedroom Three: 11' 9 x 10' 0 (3.64m x 3.05m)  
 Bedroom Four: 11' 8 x 7' 3 (3.60m x 2.24m)  
 Family Bathroom: Four Piece Suite.

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)

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

# Selling your property?

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

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