



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

**Sharman  
Quinney**



# Key Features



- **\*\*Spacious Living Areas\*\*:**  
**\*\*Modern Kitchen\*\***
- **\*\*Bedrooms\*\***
- **\*\*Unspoiled Views\*\***
- **\*\*Proximity to Nature\*\***

## Ground Floor:

**\*\*Lounge\*\*:** A 21' x 12' 6" (6.41m x 3.86m) space, ideal for relaxation.

**\*\*Study\*\*:** Measuring 9' 5" x 9' 1" (2.92m x 2.79m), perfect for a fifth bedroom or home office.

**\*\*Kitchen/Diner\*\*:** A generous 37' x 14' 4" (11.30m x 4.40m) space, narrowing to 10' 6" (3.26m).

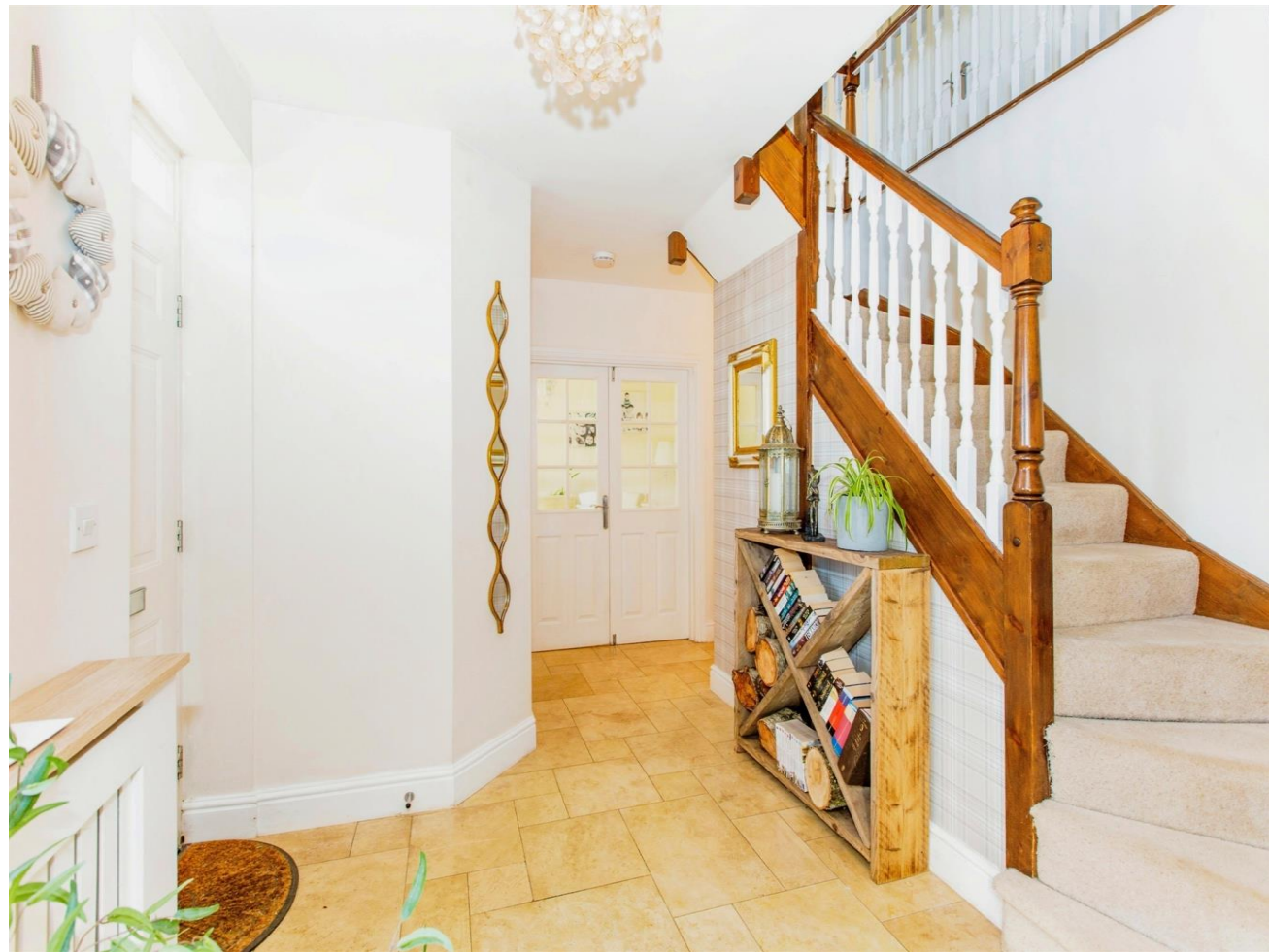
**\*\*Utility Room\*\*:** Measuring 5' 5" x 5' 9" (1.68m x 1.82m), offering additional storage and laundry space.

**\*\*Guest Cloakroom/WC\*\*:** Conveniently located on the ground floor.

## First Floor:

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







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## 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.

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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