



**Sharman
Quinney**
www.sharmanguinney.co.uk
THRAPSTON 01832 735589
for sale

Wagtail Way, Thrapston Kettering
£260,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedroom Semi - Detached Home - Ensuite
- Open Plan kitchen /Diner with some built in appliances
- Spacious Lounge - Good internal and external condition
- Master ensuite Two double bedrooms and further single bedroom
- Double glazing and gas central heating

Description

On the ground floor, the entrance hallway with guest cloakroom/W.c, enclosed staircase to the first- floor. Internal door leading to spacious living room. A connecting door opens to the open plan kitchen/ dining space. The kitchen, is fitted with wall and base storage and complimenting work surfaces, integrated electric oven, hob and extractor fan, under stairs storage cupboard. Natural light is flooded into this pleasant space - via rear garden facing window and French Doors offering access to the rear garden.



Upstairs landing has airing cupboard and loft access. There are THREE BEDROOMS two of which are double bedrooms. The master bedroom has ensuite and double fitted wardrobe. The third bedroom is a single bedroom. A modern three - piece family bathroom has a shower over the bath with glass folding screen.

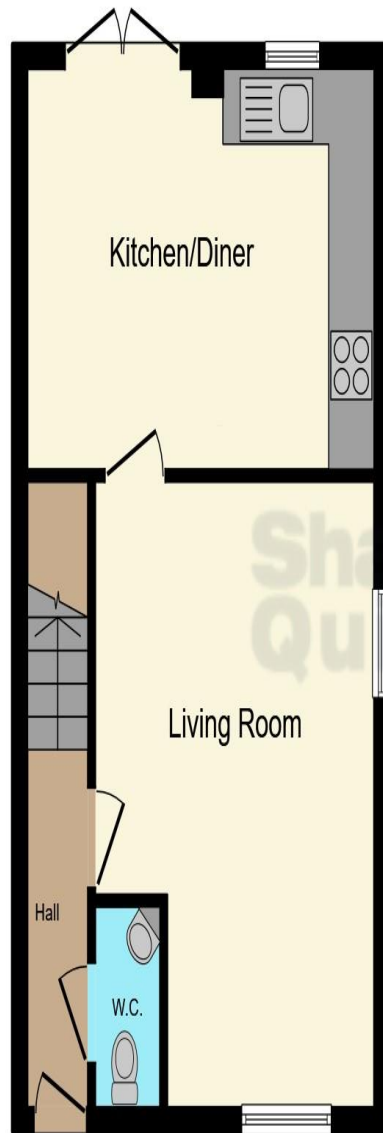
The attractive rear lawned garden, enjoys a private rear aspect and has paving immediate to the French doors and the garden benefits from gated side access. The front elevation offers a double width tarmac driveway for multiple vehicle parking and paved footpath to the front entrance and side gated access.

The popular Market town of Thrapston offers many facilities to its residents including supermarket, shops, pubs, schools, doctors and dentists and is conveniently located for rural and riverside walks. With wider retail facilities available 9.3 miles from the Town centre at "Rushden Lakes "development just a short drive away and provides and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants.

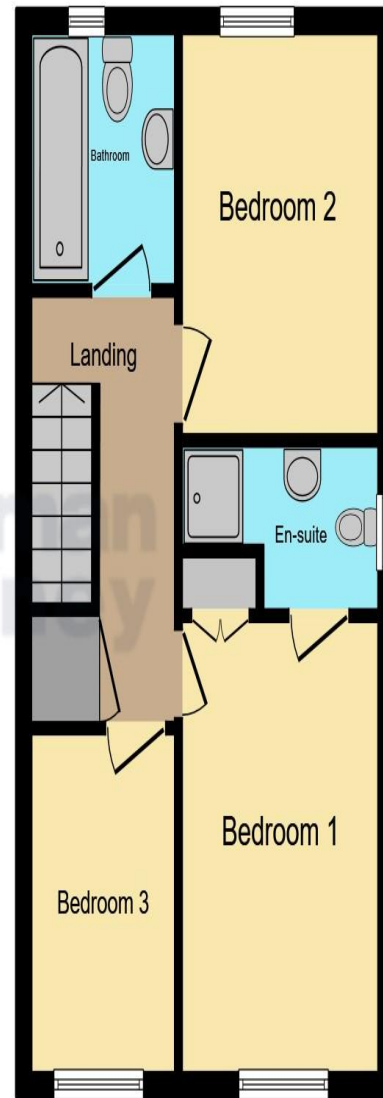
Thrapston is conveniently located for the major road network links of the A14 and A45 leading to the M1 and M6 and train stations in Kettering, Corby, Huntington and Peterborough allow access to the capital within the hour.

Contact Sharman Quinney to arrange a viewing today to view this well-presented chain free modern and well-presented home.





Ground Floor



First Floor

Agents Note: - Service charges apply. Please ask for more information.

Ground Floor

Entrance Hall

Downstairs WC

Living Room - 16' 0" x 11' 8" (4.93m x 3.60m)

Kitchen - 14' 9" x 10' 4" (4.56m x 3.18m)

First Floor

Landing

Master Bedroom - 11' 8" x 8' 6" to wardrobe (3.59m x 2.58m)

En-Suite Shower Room

Bedroom Two - 11' 8" x 8' 4" (3.59m x 2.58m)

Bedroom Three - 8' 4" x 6' 2" (2.58m x 1.89m)

Family Bathroom -

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

To view this property call Sharman Quinney on:
01832 735589

Selling your property?

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

 01832 735589

 16 High Street, THRAPSTON, Northamptonshire,
NN14 4JH

 thrapston@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103599 - 0002

