



Fotheringhay Court, Thrapston Kettering  
**£325,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Detached and impressively updated ground-floor, makes the most of the garden views, perfect for enjoying even on winter days
- Three Bedrooms Master En-suite
- The MASTER Bedroom and Bedroom TWO have fitted wardrobes

■ New Front and Back Doors  
Occupying a cul-de-sac position, this exceptionally well-presented three-bedroom detached family home, features many recent upgrades, including herringbone flooring, impressive main lounge featuring luxury fitted shutters framing the bay window, a recently upgraded kitchen, and reception room/snug, garden room - with plastered solid roof and downlighting. Other features, guest cloakroom, En- suite principal bedroom. Driveway and Garage, multiple car parking private enclosed rear garden.

Situated within walking distance to the town centre and all amenities available in the town. Enter the property and there is a light stylish hallway, modern suite downstairs w.c., a spacious and beautiful lounge with large bay window to the front, snug dining room with double glazed doors





opening through to the conservatory and new internal doors, upgraded 'dark gloss' kitchen, featuring stylish cabinetry and space for appliances, leading through to complimenting utility room. To the first floor, are three bedrooms with the master affording built- in wardrobes and en-suite shower room, Bedroom two also features built in double wardrobes and a bay window. A family bathroom benefits from some recent upgrades including new taps and fittings.

Externally the property boasts off road parking, leading to a single garage which enjoys internal access direct to the garden room and enclosed rear garden, with excellent privacy. Viewing is highly recommended.

#### About Thrapston

The market town of Thrapston offers many facilities to include shops, pubs, schooling, doctors and dentist, and is conveniently located for rural and riverside walks.

The new Rushden Lakes development is approximately 20 minutes' drive, offering many recreational facilities to include, shops, restaurants, cinema and countryside walks.

#### Ground Floor

Lounge - 14'11 x 10'6 (4.30m x 3.23m)

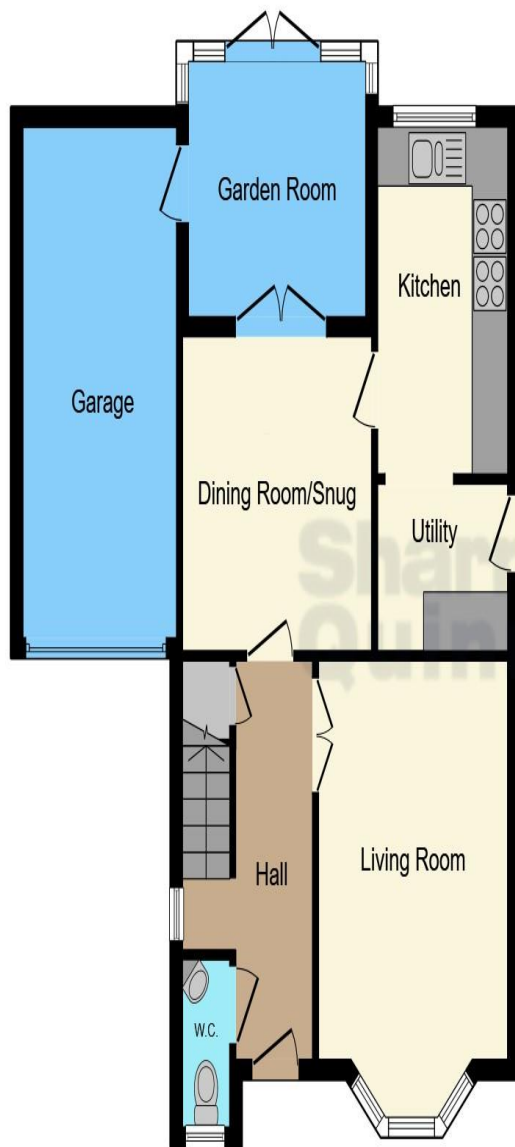
Garden Room - 8'3 x 10'2 (2.52m x 3.10m)

Kitchen 11' 0 x 7'3 (3.57m x 2.25m)

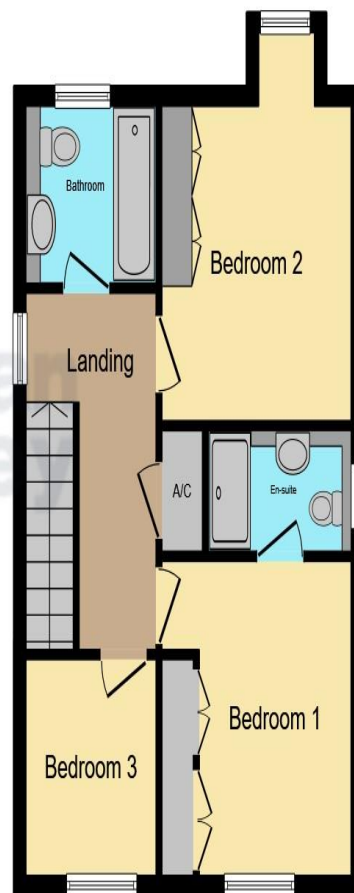
Utility Room: 7'3 x 5'5 (2.22m x 1.67m)

Reception Two Snug/Dining - 10'6 x 10'2 (3.23m





**Ground Floor**



**First Floor**

x 3.10m)  
 Guest Cloaks w/c  
 First Floor  
 Bedroom One - 10'5 x 8'10 (3.20m x 2.46m)  
 door to: En-Suite shower room  
 Bedroom Two - 10'7 x 10'5 (3.26m x 3.20m)  
 Bedroom Three - 6'10 x 6'10 (1.85m max x 1.85m)  
 Bathroom - Re-modelled Three-piece bathroom suite  
 Garage - 17'5 X 8'2 (5.33m x 2.49m)  
 Outside  
 Front  
 Driveway providing off road parking (tarmac parking) area for up to 2 further vehicles -leads to a single garage. The front garden is open plan which is laid to lawn.  
 Rear  
 Having a pleasant north easterly aspect, with an immediate patio area. the garden being laid to lawn, a further entertaining patio seating area. The garden is enclosed by timber panelled fencing and is highly private with good screening including an attractive Futhuja tree, to the rear, with gated side access.

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)

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