



15 Sherborne Way
Kettering, NN14 4XG



Simpson & Partners

Situated on the highly sought-after Lazy Acres development in the market town of Thrapston, this spacious four-bedroom detached family home is perfectly positioned close to local amenities, schools, and transport links, making it an ideal purchase for a growing family. The accommodation on offer comprises an entrance hall, spacious lounge, separate dining room, modern kitchen with utility room, and guest WC. The converted garage is currently being used as a playroom but offers a multitude of uses including a home office, snug, or additional reception room. To the first floor are four good size bedrooms, a family bathroom, and the main bedroom benefits from built-in double wardrobes and an en-suite shower room. Externally, the rear garden is mainly laid to lawn with a decking area and pergola, all enclosed by timber fence surround, creating a fantastic space for entertaining and family enjoyment. To the front is a driveway providing off-road parking for two vehicles along with side gated access. Call now to book a viewing!

Guide Price £360,000



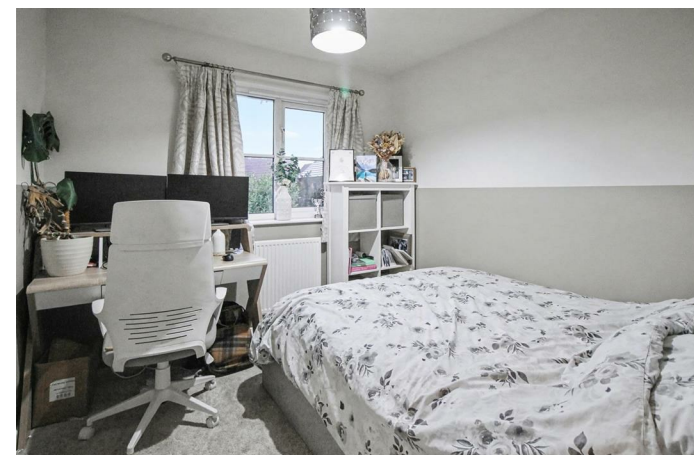
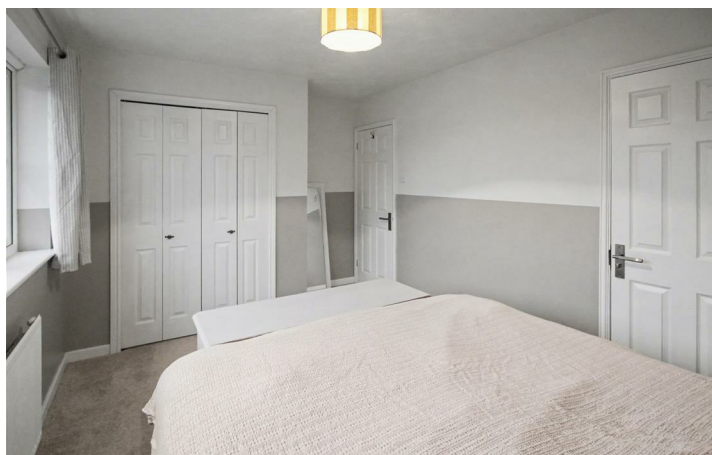
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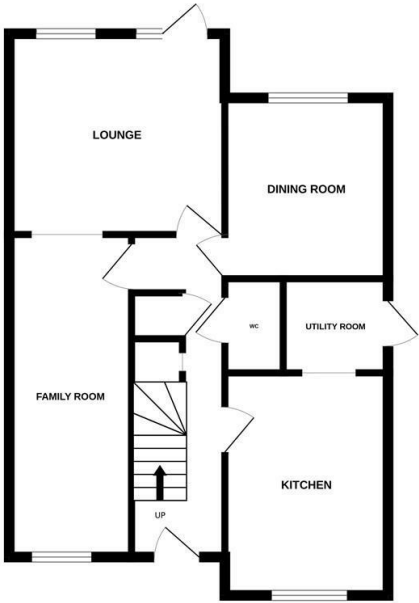
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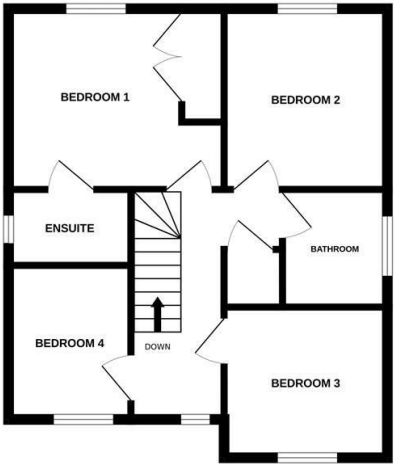
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GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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