



Chancery Lane, Thrapston  
**£425,000** Freehold

**Sharman  
Quinney**

# Key Features



- Period Home - 3 Double Bedrooms
- Two Reception Rooms - Character features - throughout
- Wood Burning Stove - Updated Gas Fired Central Heating Boiler
- Kitchen with Farmhouse Style Cabinetry/ Utility room/ WC
- Luxurious Bathroom - 4- piece (with oversized bath)

Offering character in abundance, you are welcomed into a spacious entrance hallway, extending to the rear elevation and the impressive Georgian "Gentlemen's" staircase which is typical of the quality of the period design, with natural light flooding in from the rear elevation window.

From the hallway to the left, is the spacious dual aspect lounge/ reception - drawing room, with stripped timber flooring and dual aspect sash windows and feature wood burning stove -the residence also benefits from full radiator central heating throughout. Adjacent across the hallway, is the Dining room, featuring a period marble stone fireplace and exposed polished laminated



flooring. The kitchen is fitted with a range of traditional wall and base units with quarry tile floor, with utility space with plumbing for washing machine and space for dryer and guest cloakroom /WC.

The statement staircase links the two floors, while the first-floor landing gives access to three sizable Double bedrooms. We understand the master bedroom has potential to accommodate En-suite. The family bathroom is spacious, offering a four-piece suite, oversize bath, and a large shower enclosure.

#### Outside

The rear garden is laid to paved patio and lawn with vast planting areas featuring mature trees and shrubs with picket fencing and gated access to the rear and side aspects.

The driveway has some shared access with multiple car parking and turning space plus a large timber shed with attached wood store.

#### Measures

Lounge - 19'3" x 15' 3" (5.90m x 4.68m)

Dining Area - 14' 5" x 15' 2" (4.43m x 4.66m)

Kitchen - 13' 4" x 12' 2" (4.09m x 3.71m)

Utility - 10' 10" x 8' 2" (1.82m x 2.32m)

#### First Floor Landing

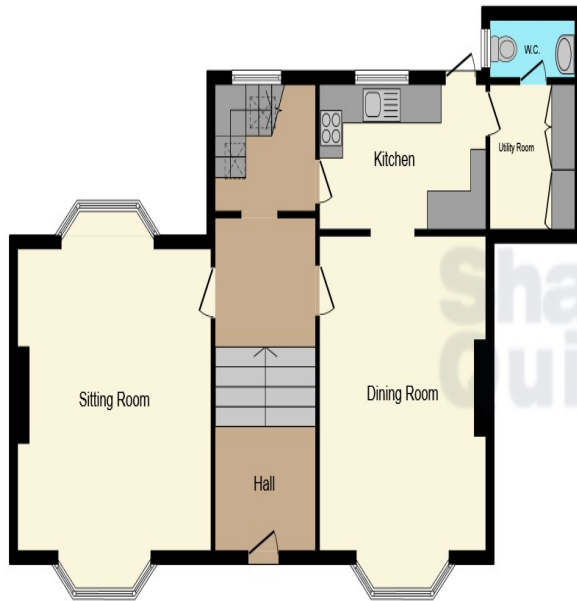
Bedroom One - 14' 1" x 15' 8" (5.97m x 4.82m)

Bedroom Two - 9' 9" x 11' 4" (3.04m x 3.50m)

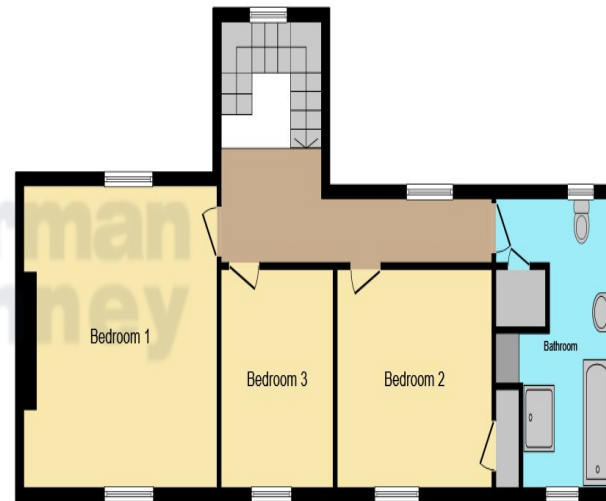
Bedroom Three - 9' 9" x 11' 2" (3.04m x 3.36m)



Family Bathroom - Four Piece Suite 12' 6" x 11' 4" (3.86m x 3.50m)



**Ground Floor**



**First Floor**

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