



Wagtail Way, Thrapston Kettering  
Offers Over £240,000 **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

## 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.

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

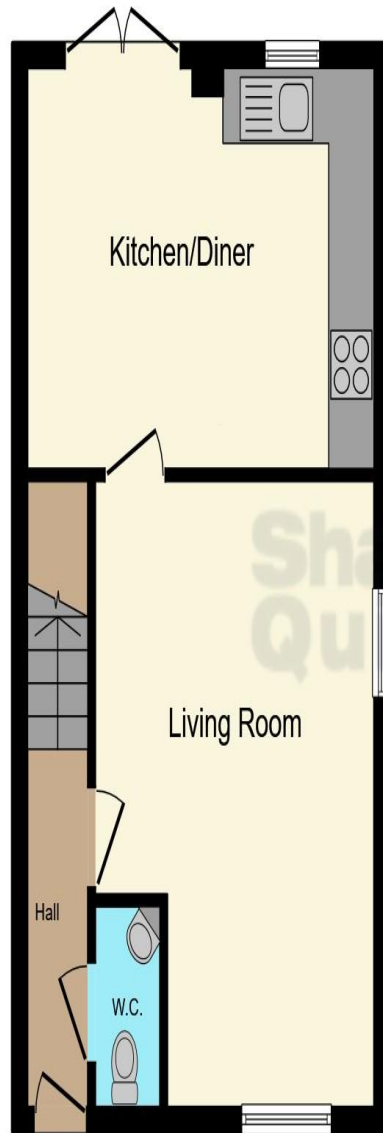
Ground Floor

Entrance Hall

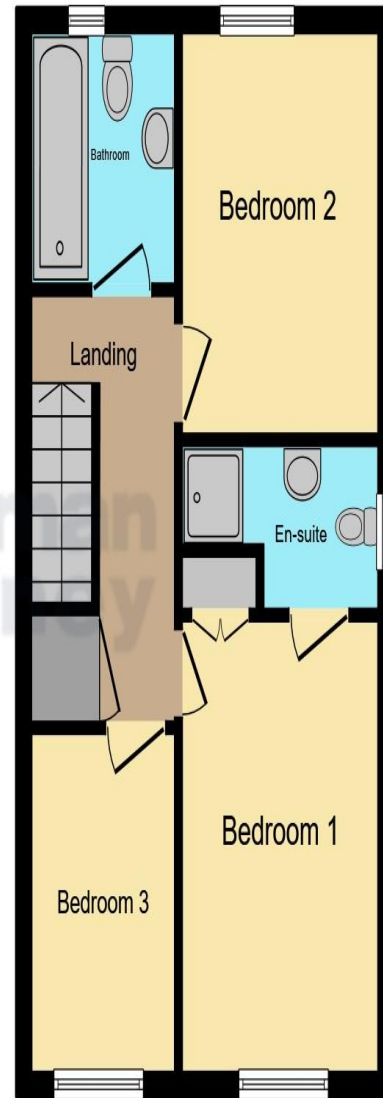
Downstairs WC

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





**Ground Floor**



**First Floor**

- Kitchen - 14' 9" x 10.4' 6" (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 -

To view this property call Sharman Quinney on:  
**01832 735589**

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 01832 735589

 16 High Street, THRAPSTON, Northamptonshire,  
NN14 4JH

 thrapston@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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